

YORK

CITY OF YORK
LOCAL PLAN
Sustainability Appraisal
Appendices H-I
Publication Draft
Regulation 19 Consultation
February 2018

Appendix H

Appraisal of Allocations and Alternatives

Table H.1 Housing Reasonable Alternatives

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Publication Draft	SAO1	SAO2	SAO3	SAO4	SAO5 / SAO6	SAO7	SAO8	SAO9	SAO10	SAO12	SAO13	SAO14	SAO15
6	n/a	Land adjacent to Greystone Court, Haxby, York	General Reasonable Alternative	+	+	+	0	+	+	-	--	--	0	-	-	-
11	n/a	Land to north of North Lane, Wheldrake	General Reasonable Alternative	+	++	-	0	+	+	0	--	--	0	0	-	-
13	n/a	Buffet Depot/Wheldrake Station and SE6744 ID sheet OS6247	General Reasonable Alternative	++	++	-	0		+	0	+/-	0	0	0	0	-
22	SP1	The Stables Elvington	Travelling Showpeople Allocation	+	--	--	0		0	0	++	--	0	0	0	-
30	n/a	Land at Intake Lane Dunnington	General Reasonable Alternative	+	++	--	0		+	0	--	--	0	--	-	--
35	ST4	Land Adj Hull Road - Grimston Bar	Strategic Housing Allocation	++	+	+	0	++	+	0	--	0	0	0	-	-
49	n/a	Land at Brecks Lane, Strensall	General Reasonable Alternative	++	+	--	0		+	-	--	0	0	-	-	0

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55	n/a	Land at Dauby Lane, Elvington, York	General Reasonable Alternative	++	++	+	0	I	+	-	--	0	0	0	0	0
58	H8	Askham Bar Park and Ride Site	General Housing Allocation	+	+	+	0	++	+	-	++	0	0	0	0	0
59	H22	Heworth Lighthouse	General Housing Allocation	+	++	+	0	++	+	-	++	0	0	0	0	0
64	H55	Land at Layerthorpe and James St	General Housing Allocation	+	++	++	0	++	+	-	++	0	I	-	0	0
69	n/a	62 Mill lane Wigginton	General Reasonable Alternative	+	+	+	0	+	+	0	--	0	0	0	0	0
72	n/a	Water Tower Land Dunnington	General Reasonable Alternative	+	++	+	0	+	+	0	--	--	0	0	-	--
83	H53	Land at Main Street, Knapton	General Housing Allocation	+	+	--	0	+	0	0	--	0	0	0	0	0
95	H39	North of Church lane Elvington	General Housing Allocation	+	+	+	0	+	+	--	--	0	0	0	0	0
98	H23	Grove House EPH	General Housing Allocation	+	++	++	0	++	+	0	++	0	I	0	-	0
99	n/a	Woolnough House EPH	General Reasonable Alternative	+	++	++	0	++	+	0	++	0	0	0	0	0
124	H20	Oakhaven EPH	General Housing Allocation	+	++	+	0	++	+	0	++	0	0	0	0	0
125	n/a	Morrell House EPH	Reasonable Alternative	+	+	+	0	+	+	-	+/-	0	0	0	0	0
127	H5	Lowfields former school site	General Housing Allocation	++	++	++	0	+	+	0	+/-	0	0	0	-	-

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130	n/a	Land at Acomb Waterworks	General Reasonable Alternative	+	+	-	0	+	+	--	++	--	I	--	-	+
131	n/a	Land at Moor Lane, Copmanthorpe	Strategic Reasonable Alternative	++	++	+	0	+	+	0	--	0	0	0	0	0
137	SH1	Land at Heworth Croft	Student Housing Allocation	+	++	++	0	++	+	-	+/-	--	I	--	-	-
138	n/a	York St John University playing field	Reasonable Alternative	++	++	++	0	++	+	0	+/-	-	0	0	-	-
148	n/a	The Moor Lane 'Zero Carbon' Partnership	Strategic Reasonable Alternative	++	++	++	0	+	+	--	--	-	0	0	-	-
163	n/a	Hudson House	General Reasonable Alternative	+	+	++	0	++	+	-	++	--	-	0	-	0
166	H29	Land at Moor Lane	General Housing Allocation	+	++	-	0	I	+	0	--	0	0	0	0	-
170	n/a	Pond Field	Strategic Reasonable Alternative	++	++	++	0	++	+	0	-	--	0	0	-	-
172	H7	Bootham Crescent Football Stadium	General Housing Allocation	+	++	++	0	++	+	0	++	0	0	0	-	0
179	n/a	Whiteland Field	General Reasonable Alternative	+	+	-	0	+	+	0	--	0	0	0	0	-
180	n/a	Malton Road site, york	General Reasonable Alternative	+	++	+	0	++	+	0	+/-	-	0	--	-	-

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182	H46	Land to North of Willow Bank and East of Haxby Road, New Earswick	General Housing Allocation	++	++	++	0	+	+	-	--	0	0	0	-	-
185	ST31	Land to the South of Tadcaster Road	Strategic Housing Allocation	++	++	-	0	+	+	--	--	-	0	0	-	-
187	n/a	Open Pasture Land North of Stockton Lane	Strategic Reasonable Alternative	++	+	+	0	+	+	0	-	--	0	0	-	-
192	yes	Land RO Stockton lane off Greenfield Park Drive	General Reasonable Alternative	+	+	+	0	++	+	0	+/-	0	0	0	0	0
193	n/a	West Fields Copmanthorpe	General Reasonable Alternative	+	++	+	0	+	+	0	--	0	0	0	0	0
220	n/a	Land at Wetherby Road, Knapton	Strategic Reasonable Alternative	++	+	--	0	+	+	0	--	0	0	0	-	-
229	n/a	Land west of Beckside, elvington and land parcel SE6947 6854 & 70	General Reasonable Alternative	++	++	+	0	+	+	-	--	0	0	0	-	-
247	n/a	Amalgomated sites RO Wilberforce Home/York College	General Reasonable Alternative	+	+	+	0	++	+	0	-	0	0	0	-	-

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295	ST1	Amalgomated Sites at British Sugar	Strategic Housing Allocation	++	++	+	0	+	+	--	++	--	0	-	+/-	+/-
298	n/a	Amalgomated Sites at Connaught Court Care Home	General Reasonable Alternative	+	++	+	0	++	+	--	++	0	I	--	-	-
307	n/a	Amalgomated sites at James Street	General Reasonable Alternative	+	++	+	0	++	+	-	++	0	I	--	0	0
320	n/a	Amalgomated Sites at New Lane Huntington	Strategic Reasonable Alternative	++	++	++	0	++	+	-	--	0	0	-	-	0
322	n/a	Amalgomated sites South of Strensall	General Reasonable Alternative	+	++	-	0	+	+	-	--	--	0	0	-	-
472	H1	Former Gas Site 24 Heworth Green	General Housing Allocation	++	++	++	0	++	+	-	++	0	-	-	-	0
627	n/a	Land at frederick House East of Fulford	General Reasonable Alternative	+	+	+	0	++	+	0	++	0	-	0	-	0
629	n/a	The Retreat, Heslington Road	Reasonable Alternative	++	++	++	0	++	+	-	++	0	I	0	-	-
654	n/a	Land at Mill Mount	General Reasonable Alternative	+	++	++	0	++	+	0	++	0	-	0	-	0
656	H10	Barbican Centre	General Housing Allocation	++	+	+	0	++	+	0	++	0	-	0	-	0

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677	H38	Land RO Rufforth Primary School	General Housing Allocation	+	+	+	0	+	+	0	--	0	0	0	0	0
719	ST16a	Terrys Carpark	Strategic Housing Allocation	+	++	+	0	++	+	-	++	0	0	0	+/-	+/-
723	n/a	Amalgamated Land at Manor Heath Road, Copmanthorpe	Strategic Reasonable Alternative	++	++	-	0	+	+	0	--	0	0	0	-	-
726	n/a	Wheatlands	Strategic Reasonable Alternative	++	+	-	0	++	+	-	--	--	0	0	0	-
737	n/a	Stockhill Field	General Reasonable Alternative	+	++	+	0	+	+	0	--	0	0	0	-	-
738	n/a	Land on South side of Intake Lane, Dunnington	General Reasonable Alternative	+	++	--	0	+	+	-	--	0	0	--	-	-
742	E16	Upper Poppleton Garden Centre	Employment Allocation	+	+	-	0	++	+	-	++	0	0	0	0	0
744	n/a	Bull Balks	General Reasonable Alternative	+	++	+	0	+	+	0	--	0	0	0	-	-
748	n/a	Adjacent Stamford Bridge Road Dunnington	General Reasonable Alternative	+	++	+	0	+	+	0	+/-	0	0	0	-	-
757	n/a	Haxby Hall EPH	General Reasonable Alternative	+	++	+	0	+	+	0	++	0	0	0	0	-
758	n/a	Broad Highway Wheldrake	General Reasonable Alternative	+	++	+	0	+	+	0	--	--	0	0	-	-
779	n/a	South of Boroughbridge Road	Strategic Reasonable Alternative	++	+	+	0	++	+	0	--	--	0	0	-	-

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789	n/a	Land to the West of Becksid Elvington	Strategic Reasonable Alternative	++	++	+	0	+	+	-	+/-	0	0	0	-	-
791	n/a	East and West of Askham lane Acomb	General Reasonable Alternative	+	+	+	0	+	+	-	--	0	0	0	-	-
800	n/a	Safeguarded Land SF7 Land South of Designer Outlet	Strategic Reasonable Alternative	++	+	--	0	+	+	-	--	0	0	--	-	--
823	ST9	North of Haxby	Strategic Housing Allocation	++	++	+	0	+	+	0	--	--	0	0	-	-
824	n/a	Terry's Chocolate Factory	Strategic Reasonable Alternative	++	++	++	0	++	+	-	++	--	0	0	-	-
827	n/a	Water Tower, Dunnington	General Reasonable Alternative	+	++	+	0	+	+	0	--	--	0	0	-	-
828	H56	Land at Hull Road	General Housing Allocation	+	++	++	0	++	+	0	+/-	0	0	0	-	0
832	H6	RO the square Tadcaster Road	General Housing Allocation	0	+	+	0	++	0	0	-	0	0	0	-	-
840	n/a	South of the Designer Outlet, West of the A19	Strategic Reasonable Alternative	++	+	--	0	+	+	-	--	--	0	--	-	-
848	ST14	Land to the West of Wigginton Road	Strategic Housing Allocation	++	+	-	0	I	+	0	--	--	0	0	-	+/-
849	ST8	Revised north of Monks Cross	Strategic Housing Allocation	++	++	-	0	++	+	0	--	--	0	0	0/-	0/-

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850	ST7	Amalgamated east of Metcalfe lane	Strategic Housing Allocation	++	+	-	0	+	+	0	+/-	--	0	--	/-	/-
851	ST15	Land to the west of Elvington lane	Strategic Housing Allocation	++	--	--	0		+	-	+/-	--	0	--	/-	/-
853	H3	Revised Burnholme School	General Housing Allocation	+	++	+	0	+	+	0	+/-	0	0	0	0	0
854	n/a	Revised Lowfields School	General Reasonable Alternative	++	++	++	0	+	+	0	+/-	0	0	0	0	0
855	ST33	Amalgamated sites at Wheldrake	Strategic Housing Allocation	++	++	-	0		+	0	+/-	0	0	0	0/-	0/-
859	n/a	FSC Proposed Housing Allocation North of Escrick	Strategic Reasonable Alternative	++	-	--	0		+	0	--	--	0	0	-	-
861	n/a	The Retreat South	Reasonable Alternative	++	++	++	0	++	+	-	+/-	0		0	-	-
862	n/a	The Retreat North	Reasonable Alternative	++	++	++	0	++	+	-	++	0		0	--	-
867	n/a	The Derwent Arms Osbaldwick	General Reasonable Alternative	+	++	++	0	++	+	0	+/-	--	0	--	-	--
872	n/a	ST12 alternative boundary	Strategic Reasonable Alternative	++	++	-	0	+	+	0	--	0	0	0	0	-
874	n/a	Riverside Gardens Elvington	General Reasonable Alternative	++	++	+	0	+	+	--	+/-	--	0	--	-	-

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877	n/a	ST15 alternative	Strategic Reasonable Alternative	++	--	-	0		+	-	+/-	--	0	--	-	--
878	n/a	Land at Victoria Farm Close Ruffoth	General Reasonable Alternative	+	+	-	0	+	+	0	+/-	0	0	-2	0	0
879	n/a	Land off Maythorpe Ruffoth	General Reasonable Alternative	+	+	+	0		+	-	--	-	0	-1	0	0
885	n/a	Minster Equine Veterinary Clinic	General Reasonable Alternative	+	+	-	0	++	+	0	++	0	0	0	0	0
886	n/a	South of Wyevale garden Centre	General Reasonable Alternative	++	+	-	0	++	+	-	--	0	0	0	0	-
888	n/a	Land North of Langwith Lakes	Strategic Reasonable Alternative	++	--	--	0		+	-	+/-	--	0	--	-	-
899	n/a	York Road Dunnington Reduced Boundary	General Reasonable Alternative	+	+	+	0	+	+	0	--	0	0	0	-	-
901	n/a	Land between The Village and the railway line Strensall	General Reasonable Alternative	+	++	-	0	+	+	-	+/-	--	0	0	-	--
903	n/a	North Lane Skelton	General Reasonable Alternative	+	++	-	0	+	+	-	++	0	0	0	0	0
905	n/a	ST8 Alternative boundary	Strategic Reasonable Alternative	++	++	+	0	++	+	-	--	--	0	0	-	-
906	ST5	York Central	Strategic Housing/ Employment Allocation	++	++	++	0	++	+	--	++	--	--	--	-/?	+/-

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908	n/a	Extended Land to the Rear of Rufforth Primary	General Reasonable Alternative	+	+	+	0	+	+	0	--	0	0	0	0	0
910	ST2	Civil Service Sports Ground	Strategic Housing Allocation	++	+	+	0	+	+	0	+/-	0	0	0	0	0
913	n/a	ST8 Alt with nature reserve to east and sports to west	Strategic Reasonable Alternative	++	++	+	0	++	+	0	--	--	0	0	-	--
914	n/a	ST8 Alt with Land to North and nature Reserve to east	Strategic Reasonable Alternative	++	++	+	0	++	+	-	--	--	0	0	-	--
915	n/a	ST14 Alt Option 1 1350 Homes	Strategic Reasonable Alternative	++	+	-	0	I	+	0	--	--	0	0	0	-
923	n/a	Phase 1 Land East of Station Road South of Railway Poppleton	General Reasonable Alternative	+	+	-	0	++	+	0	+/-	0	0	0	-	--
926	n/a	Land to north of North Lane, Wheldrake	General Reasonable Alternative	+	++	-	0	+	+	0	--	--	0	0	0	--
927	ST16b	Land to the South of Terrys	Strategic Housing Allocation	+	++	+	0	+	+	-	++	-	0	0	+/-	+/-
929	ST32	Hungate	Strategic Housing Allocation	++	++	+	0	++	+	-	++	-	I	--	+/-	+/-
930	H31	Revised Eastfield Lane Dunnington	General Housing Allocation	+	++	-	0	+	+	0	--	--	0	0	0	0

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931	ST17a	Former Almond and Cream blocks ST17a	Strategic Housing Allocation	++	+	++	0	++	+	0	++	-	0	0	+/-	+/-
932	ST17b	Nestle South ST17b	Strategic Housing Allocation	++	+	++	0	++	+	0	++	0	I	0	+/-	+/-
934	ST35	Queen Elizabeth Barracks Strensall Red Line 1	Strategic Housing Allocation	++	+	-	0	+	+	--	+/-	--	0	-	+/-	+/-
935	n/a	Queen Elizabeth Barracks Strensall Red Line 2	General Reasonable Alternative	+	+	+	0	+	+	--	+/-	0	0	-	0	-
936	H59	Queen Elizabeth Barracks Strensall – Howard Road, Strensall	General Housing Allocation	+	+	+	0	I	+	--	+/-	0	0	-	0	-
937	n/a	Main Imphal Barracks 1	Strategic Reasonable Alternative	++	+	++	0	++	+	-	+/-	0	--	0	-	--
938	H58	Clifton Without Primary School	General Housing Allocation	+	++	++	0	++	+	0	++	0	0	0	-	0
939	n/a	Imphal Red Line Yellow fill 2	General Reasonable Alternative	+	++	+	0	++	+	-	+/-	0	-	0	-	-
944	n/a	ST12 alternative boundary	Strategic Reasonable Alternative	++	++	-	0	+	+	0	--	0	0	0	0	0
946	H52	Willow House EPH, Long Close Lane	General Housing Allocation	+	+	-	0	++	+	-	+/-	0	-	0	-	0
947	n/a	Land at Cherry Lane	General Reasonable Alternative	+	+	-	0	++	+	-	+/-	0	0	0	-	-

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949	n/a	Land West of Wigginton Road Post PSC Officer Proposal	Strategic Reasonable Alternative	++	+	-	0	I	+	0	--	--	0	0	-	-
951	ST36	Main Imphal Barracks Officer Discussion	Strategic Housing Allocation	++	+	+	0	++	+	-	+/-	0	--	0	-/?	-/?
953	n/a	Poppleton Garden Centre Expanded	General Reasonable Alternative	++	+	-	0	++	+	-	++	0	0	0	0	0
955	ST20	Castle Gateway	Strategic Allocation	+	++	++	0	++	+	-	++	--	--	--	-/?	+/-
956	n/a	Milestone Avenue Rufforth	General Reasonable Alternative	+	+	+	0	+	0	0	+/-	0	0	0	0/-	0/-
959	n/a	Land at Kettlestring Way	General Reasonable Alternative	+	++	+	0	+	+	0	++	0	0	0	0	0
964	n/a	Galtres Garden Village	Strategic Reasonable Alternative	++	+	-	0	+	+	-	--	--	0	0	-	--
965	n/a	Land South of Rufforth Airfield	General Reasonable Alternative	+	+	-	0	+	+	0	+/-	0	0	0	0/-	0
967	n/a	Land to the North of North Lane Wheldrake	General Reasonable Alternative	++	++	-	0	+	+	0	--	--	0	0	-	-/?
968	n/a	Land to the North of Avon Drive	General Reasonable Alternative	+	++	-	0	+	+	0	--	--	0	n/a	-	--
971	n/a	Land to the South of Southfields Road Strensall	General Reasonable Alternative	+	++	+	0	+	+	-	+/-	0	0	0	-	--

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974	n/a	Alt PPC ST14 Option 1725 Homes	Strategic Reasonable Alternative	++	+	-	0	I	+	0	--	--	0	0	-	/--
975	n/a	Alt PPC ST14 Option 2200 Homes	Strategic Reasonable Alternative	++	+	-	0	+	+	0	--	--	0	0	-	/--
976	n/a	Site to the West of H39	General Reasonable Alternative	+	++	+	0	+	+	-	--	0	0	0	-	0
979	n/a	ST15 Langwith PPC Submission	Strategic Reasonable Alternative	++	--	--	0	I	+	-	+/-	--	0	--	/--	/--
980	n/a	North of Haxby excluding Cemetery expansion land	Strategic Reasonable Alternative	++	++	+	0	+	+	0	--	--	0	0	-	-
981	n/a	ST7 PPC Alternative Boundary for 1225 Homes	Strategic Reasonable Alternative	++	+	-	0	+	+	0	+/-	--	0	--	/--	--
984	n/a	ST15 Post PPD consultation alternative	Strategic Reasonable Alternative	++	--	--	0	I	+	-	+/-	--	0	--	/--	/--
986	n/a	ST7 Post PPC Officer Recommendation	Strategic Reasonable Alternative	++	+	-	0	+	+	0	+/-	--	0	--	/--	/--
987	n/a	ST5 York Central Team 2017 Submission	Strategic Reasonable Alternative	++	++	++	0	++	+	--	++	--	--	--	-/?	+/-
988	n/a	H2a potential allocation	General Reasonable Alternative	+	+	-	0	++	+	-	+/-	0	0	n/a	/--	/--

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989	n/a	ST5 York Central Team 2017 Submission 2	Strategic Housing Allocation	++	++	++	0	++	+	--	+/-	--	--	--	-/?	+/-

Table H.2 Employment Reasonable Alternatives

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Publication Draft	SAO1	SAO2	SAO3	SAO4	SAO5 / SAO6	SAO7	SAO8	SAO9	SA10	SAO12	SAO13	SAO14	SAO15
64	H55	Land at Layerthorpe and James St	General Housing Allocation	n/a	++	++	+	++	0	0	++	0	I	-	0	0
160	n/a	Land at Grimston Bar	General Reasonable Alternative	n/a	+	-	++	+	+	0	--	0	0	0	-	--
161	n/a	Land at Murton Lane Industrial Estate	Strategic Reasonable Alternative	n/a	+	-	++	+	+	0	--	0	0	0	-	-
246	ST37	Whitehall Grange	Strategic Employment Allocation	n/a	++	++	++	+	+	0	--	--	0	0	0	--
600	E8	Wheldrake Industrial Estate	General Employment Allocation	n/a	-	-	+	I	+	0	--	0	0	0	-	0

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602	E9	Elvington Industrial Estate	General Employment Allocation	n/a	++	++	++	I	+	0	--	-	0	0	0	0
639	E11	Annamine Nurseries	General Employment Allocation	n/a	+	++	++	++	+	0	++	0	0	0	0	0
686	n/a	Site to south in York Business park	General Reasonable Alternative	n/a	+	++	+	+	0	0	--	0	0	0	0	0
706	E10	Chessingham Park Remaining Land	General Employment Allocation	n/a	++	++	+	I	0	--	--	0	0	0	0	0
726	n/a	Wheatlands	General Reasonable Alternative	n/a	+	-	+	++	+	-	--	--	0	0	0	-
742	E16	Upper Poppleton Garden Centre	General Employment Allocation	n/a	+	-	++	++	+	-	++	0	0	0	0	0
795	n/a	Greenacres	Reasonable Alternative	n/a	--	-	++	+	+	0	--	0	0	0	0	-
800	n/a	Safeguarded Land SF7 Land South of Designer Outlet	Strategic Reasonable Alternative	n/a	+	-	++	++	+	-	--	0	0	--	-	--
840	n/a	South of the Designer Outlet, West of the A19	Strategic Reasonable Alternative	n/a	+	-	++	++	+	-	--	--	0	--	0	--

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Publication Draft	SAO1	SAO2	SAO3	SAO4	SAO5 / SAO6	SAO7	SAO8	SAO9	SAO10	SAO12	SAO13	SAO14	SAO15
852	ST27	University of York	Strategic Employment Allocation	n/a	+	-	++	+	+	0	--	-	0	0	-	7/-
857	ST19	Northminster Business Park (South)	Strategic Employment Allocation	n/a	+	-	++	++	+	0	+/-	--	0	0	0	-
864	n/a	Extention to Elvington Industrial Estate	Strategic Reasonable Alternative	n/a	++	+	++		+	0	--	0	0	0	-	0
904	n/a	University Expansion (ST27) Alternative	Strategic Reasonable Alternative	n/a	+	-	++	+	+	0	--	-	0	0	-	--
906	ST5	York Central PSC Boundary	Strategic Reasonable Alternative	n/a	++	++	++	++	+	--	++	--	--	--	-/?	+/-
907	n/a	Land North of Northminster	Strategic Reasonable Alternative	n/a	+	-	++	++	+	0	--	0	0	0	-	-
925	E18	Towthorpe Lines	General Employment Allocation	n/a	+	-	++		+	--	++	0	0	0	0	--
940	n/a	Remaining Land at Bull Commercial Centre	General Reasonable Alternative	n/a	+	-	++		+	0	+/-	--	0	--	-	-

Call for Sites Ref	Local Plan Ref	SITE NAME	Status at Publication Draft	SAO1	SAO2	SAO3	SAO4	SAO5 / SAO6	SAO7	SAO8	SAO9	SAO10	SAO12	SAO13	SAO14	SAO15
948	ST26	ST26 Allocated Land at Elvington Airfield	Strategic Employment Allocation	n/a	--	-	++	--	+	-	+/-	0	0	0	-	0
952	n/a	Land North of Northminster Business Park	Strategic Reasonable Alternative	n/a	+	-	++	++	+	0	--	0	0	0	0	-
953	n/a	Poppleton Garden Centre expanded site	General Reasonable Alternative	n/a	+	-	++	++	+	-	++	0	0	0	0	0
954	n/a	University Of York Post PSC Officer Proposal	Strategic Reasonable Alternative	n/a	+	+	++	+	+	0	--	-	0	--	-	--
955	n/a	Castle Gateway area of opportunity	Strategic Allocation	n/a	++	++	++	++	+	-	++	--	--	--	-/?	+/-
989	n/a	ST5 York Central Team 2017 Submission 2	Strategic Mixed Use Allocation	n/a	++	++	++	++	+	--	+/-	--	--	--	-/?	+/-

Table H.3 Travelling Showpeople Reasonable Alternatives

Site Ref	Allocation	Site Name	SAO1	SAO2	SAO3	SAO4	SAO5 /SAO6	SAO7	SAO8	SAO9	SAO10	SAO12	SAO13	SAO14	SAO15
22	SP1	The Stables Elvington	+	--	--	0	I	0	0	++	--	0	0	0	-

Table H.4 Student Housing Reasonable Alternatives

Call for Sites Ref	Local Plan Ref	SITE NAME	SAO1	SAO2	SAO3	SAO4	SAO5 / SAO6	SAO7	SAO8	SAO9	SAO10	SA12	SA13	SAO14	SAO15
137	SH1	Land at Heworth Croft	+	++	++	0	++	+	-	/	--		--	-	-

Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect on the SA objective.
+	The policy is likely to have a positive effect on the SA objective.
0	No significant effect / no clear link between the policy and the SA objective.
	Depends upon Policy Implementation (applied to GIS Assessments)
?	Uncertain or insufficient information on which to determine effect on the SA objective.
-	The policy is likely to have a negative effect on the SA objective.
--	The policy is likely to have a significant negative effect on the SA objective.



Appendix I - Appraisal of Strategic Sites

Part 1 – Allocated Strategic Sites and their boundary alternatives

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NB: SITE WITH IMPLEMENTED PLANNING PERMISSION ARE NOT REASSESSED IN THIS APPENDIX. SEE APPENDIX K FOR THE AUDIT TRAIL OF SITE ALLOCATIONS.

ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<p>Deliver homes to meet the needs of the population in terms of quantity, quality;</p> <p>Promote improvements to the existing and future housing stock;</p> <p>Locate sites in areas of known housing need;</p> <p>Deliver community facilities for the needs of the population;</p> <p>Deliver pitches required for Gypsies and Travellers and Showpeople.</p>	++	<p>Likely Significant Effects</p> <p>The proposed development of the British Sugar site is forecast to provide 1140 dwellings overall with 805 dwelling in the plan period. This representing 6.3% of the total requirement over the plan period. This is a significant re-development of a former factory site within the city that has the potential to provide a new community and respond to mixed needs. In meeting this, it will be important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. This number of dwellings, in line with the proposed Affordable Housing Policy (H10) within the Local Plan, should provide around 230 affordable units which would also be significantly positive in meeting the city's housing needs.</p> <p>Some local facilities and services are available within proximity of the site, which would be positive in the short-term but given its size, further facilities will need to be provided commensurate to the scale of population to ensure that adequate provision is available in the medium to long-term. A local centre/neighbourhood parade is planned on this site to ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities in the long-term.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p>Mitigation</p> <p><i>Phasing of development should include the provision of facilities to ensure the population is provided for.</i></p> <p><i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></p> <p>Assumptions</p> <p><i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i></p> <p>Uncertainties</p> <p><i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i></p>
2. Improve the health and well-being of York's population.	<p>Avoid locating development where environmental circumstances could negatively impact on people's health;</p> <p>Improve access to open space / multi-functional open space;</p> <p>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p> <p>Provides or promotes safety and security for residents;</p>	+ -	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes. The development currently has access to amenity greenspace (inside and outside of the boundary), allotments to the southern end (200m) and sports pitches to the northern end (200m). However, any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment.</p> <p>The boundary of the site incorporates the former Manor school and its associated open space as well as a former sports ground. Both of these uses should be re-provisioned as applicable within the masterplan. It is envisaged that the net provision of open space overall will increase to meet the needs of the new population although there is some uncertainty at this stage of the types to be brought forward. It is likely that in the short-term there may be a negative effect whilst the development is under construction and until alternative provision is brought forward.</p> <p>This development should support walking and cycling within the site given its suburban location and should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities.</p>

ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>	<p style="text-align: center;">+</p>	<p>There are existing doctors and dentists in the vicinity of the site and it is anticipated that this development would support additional provision to ensure the new and existing population have adequate access to healthcare. Provision of this should be accommodated on site to encourage local access to services. This approach should have an overall benefit on the health and well-being of prospective residents.</p> <p>The site is currently located adjacent to a railway line and would need to ensure the safety of residents in masterplanning the development. A noise survey would also be required to help determine the suitability of end uses to minimise nuisance to new residents. This is a former factory site which needs to be appropriately remediated for any contamination issues connected with its former use to ensure no adverse impacts on the health of residents. Preliminary works to identify contamination and noise issues have been undertaken and a strategy for remediation is currently under preparation.</p> <p>The site is adjacent to existing business and residential areas. It is likely that there will be impacts on these neighbouring uses for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, it is anticipated that the impacts are likely to be positive in the medium to long-term as the facilities and open space are developed but may potentially have some short-term adverse impacts in relation to re-provisioning of open space and site construction..</p> <p>Mitigation</p> <p><i>The strategies for contamination and noise remediation should be implemented accordingly.</i></p> <p><i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i></p> <p>Assumptions</p> <p><i>Preliminary investigations on the site for contamination and noise will be remediated through agreed strategies with the Council and Environment Agency.</i></p> <p>Uncertainties</p> <p><i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i></p> <p><i>The level and type of open space will be subject to masterplanning.</i></p>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<p>Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all.</p>	<p style="text-align: center;">+ ?</p>	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. Given the anticipated number of new households that this site would generate, a new primary school would be required. The site is also in close proximity to Manor Lane Secondary school (200m), although capacity at the school would need to be established.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development. The scale of the development will require a local centre/neighbourhood parade offering services and facilities, which would provide opportunities for a small numbers of local jobs and potentially also providing some local training opportunities.</p> <p>Currently, the effects of this are assessed as potentially positive but with a negative assessment regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p>

ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Mitigation</p> <p><i>A primary school should be planned into any masterplan to adequately accommodate students arising from the new development and to ensure undue pressure is not put on existing educational facilities.</i></p> <p>Assumptions</p> <p><i>Manor school would have the ability to expand adequately to take on new students arising from development.</i></p> <p>Uncertainties</p> <p><i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i></p>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<p>Help deliver conditions for business success and investment;</p> <p>Deliver a flexible and relevant workforce for the future;</p> <p>Deliver and promote stable economic growth;</p> <p>Enhance the city centre and its opportunities for business and leisure;</p> <p>Provide the appropriate infrastructure for economic growth;</p> <p>Support existing employment drivers;</p> <p>Promote a low carbon economy.</p>	+	<p>Likely Significant Effects</p> <p>This is a former British Sugar factory, which ceased operations in 2007. The factory buildings since then have been demolished and the site has remained vacant. This site has been considered primarily for residential uses and not the redevelopment for employment uses as other locations have been identified through the Local Plan.</p> <p>Whilst employment is not the key land use for this site, the scale of the development will require a local centre/neighbourhood parade offering services and facilities, which would provide opportunities for a small numbers of local jobs, potentially similar in number to that lost through closure of the factory. Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's location adjacent to Millfield Lane Industrial Estate and York Business Park. This suburban site should also benefit from frequent bus routes into the city centre along the A59/Boroughbridge road to connect people with employment opportunities across the city.</p> <p>This site is therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through the provision of housing.</p> <p>Mitigation</p> <p><i>n/a</i></p> <p>Assumptions</p> <p><i>n/a</i></p> <p>Uncertainties</p> <p><i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i></p>
5. Help deliver	Address existing imbalances of	++	<p>Likely Significant Effects</p>

ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
equality and access to all.	<p>equality, deprivation and exclusion across the city;</p> <p>Provide accessible services and facilities for the local population;</p> <p>Provide affordable housing to meet demand;</p> <p>Help reduce homelessness;</p> <p>Promote the safety and security for people and/or property.</p>		<p>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2015) regarding barriers to housing and services in adjacent areas, which are identified as being more deprived in comparison with some other areas of the city.</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide 20% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development will also require a local centre offering convenience and health facilities. This local provision is important given the proximity to another neighbourhood parade of scale and to enable access to essential facilities locally. This would depend upon implementation of the masterplan and location/scale of convenience provision. There are existing facilities just within 800m of the site which may also benefit from the large residential development as their viability could be increased. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on the existing facilities and to ensure access from houses on the proposed site which are further than 800m from facilities.</p> <p>Overall this site has been assessed as having a significant positive impact on this objective in the long-term.</p> <p>Mitigation n/a</p> <p>Assumptions <i>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</i></p> <p>Uncertainties <i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i></p>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<p>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</p> <p>Deliver transport infrastructure which supports sustainable travel options;</p> <p>Promote sustainable forms of travel;</p> <p>Improve congestion.</p>	+ +	<p>Likely Significant Effects</p> <p>Overall, the development should have good transport links and be able to promote non-car modes of travel. This site has existing access to a bus route of every 20 minutes and a high frequency park and ride service which both transport directly into the city centre. The site is also within 5 minutes cycle of the train station. Further sustainable transport links to existing and new pedestrian and cycle networks would need to be established on the site to help promote alternative modes of travel. The potential for the site to link with existing and other new development as well as rail links directly to the railway station is also being investigated. The number, type and location of routes is dependent upon masterplanning but there is potential for this to have a positive impact on this objective due to the ability to utilise and build upon existing transport connections as well as the creation of new ones.</p> <p>The site will need to provide local facilities on site, which should have a positive influence in minimising trip generation in relation to convenience goods and services. This would need to be connected to the proposed transport infrastructure on site to maximise the use of non-car modes of travel to move short distances. The site is also located adjacent to existing areas of employment which, should they be successfully connected could also help to reduce the need to travel. Local provision and employment opportunities are likely to have an indirect positive impact depending on the implementation of appropriate infrastructure.</p> <p>The location of the site in close proximity to the ring-road may exacerbate congestion in the area, particularly at peak times. The Transport</p>

ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 15px; height: 15px; background-color: green; margin-right: 5px;"></div> <div style="width: 15px; height: 15px; background-color: yellow; margin-right: 5px;"></div> </div>	<p>Implications Paper (2013) shows that the ring-road to the west of the city has capacity issues and that works would need to be undertaken to alleviate this in relation to new development. Junction improvements have taken place at the A59/ring-road junction for the new park and ride facility but further work may need to be undertaken to establish the extent of impact from this development. The existing high frequency bus routes may help to alleviate some impacts given that they run directly to the city centre but it would be important that sustainable routes for travel are established prior to the site's completion to ensure sustainable travel patterns are established by residents from the outset and to avoid reliance on the car.</p> <p>On balance, it is likely that this site could have positive and negative impacts on this objective.</p> <p>Mitigation <i>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i></p> <p>Assumptions <i>The existing transport routes can be linked into the new development.</i> <i>That the existing bus services continue into the future.</i></p> <p>Uncertainties <i>The level of congestion as result of this development as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i></p>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<p>Reduce or mitigate greenhouse gas emissions from all sources;</p> <p>Plan or implement adaptation measures for the likely effects of climate change;</p> <p>Provide and develop energy from renewable, low and zero carbon technologies;</p> <p>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</p> <p>Adhere to the principles of the energy hierarchy.</p>	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 15px; height: 15px; background-color: lightgreen; margin-right: 5px; font-size: 10px;">+</div> <div style="width: 15px; height: 15px; background-color: yellow; margin-right: 5px; font-size: 10px;">-</div> </div>	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction applied on Strategic Sites should help to ensure that new development minimises emissions. This site could contribute as its size would enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar and technologies and medium potential for ground source heat pumps. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and implementation. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from</p>

ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between; width: 100%;"> </div>	<p>the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>Mitigation <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></p> <p>Assumptions <i>The residential buildings will conform to Part L of the building regulations (as updated) to ensure that dwellings are low carbon.</i></p> <p>Uncertainties <i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i> <i>The scale of effects as a consequence of residents is unknown.</i></p>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of biodiversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>	<div style="display: flex; justify-content: space-between; width: 100%;"> - + </div>	<p>Likely Significant Effects</p> <p>Development of this site would comprise brownfield land and in consequence, it is assumed that the potential for adverse effects on biodiversity (e.g. due to disturbance or habitat loss) would be reduced.</p> <p>This site is not in close proximity to nationally/internationally designated nature conservation sites. However, the site does contain a SINC bordering the railway line. The 'British Sugar Sidings' is 500m long and is designated for species of <i>aculeate hymenopter</i> (Bees and wasps). This site may be temporarily impacted through the construction of the site in the short-term and it would be necessary to ensure the limiting of disturbance to avoid adverse impact on the bees and wasps. Mitigation measures are likely to include significant buffering to ensure the integrity of the site and to limit further disturbance from residents as well as phasing development around the site to correspond to the lifecycle of these species.</p> <p>The site will be required to include on-site provision of open space and provide an opportunity for connecting with adjacent green infrastructure. In order to ensure that the value of the land in terms of biodiversity is improved, different types of space should be provided to enable connectivity between existing and new green infrastructure. Similarly, the site should provide spaces for people to access and enjoy the natural environment. In order to demonstrate this, masterplanning should include a green infrastructure/landscape strategy to ensure these benefits are maximised. Overall, this site could be incorporated into the Green Infrastructure scheme on site enabling a long-term positive outcome towards this objective.</p> <p>On balance, a cautionary approach needs to be taken with this site and whilst there is the potential to have a direct long-term positive effect, it is subject to the appropriate buffering of the site. It has therefore been assessed as having positive and significant negative effects on this objective.</p> <p>Mitigation <i>In order to ensure that disturbance to the wasps and bees is minimised, the phasing of development should take into consideration the life-cycle of the species;</i> <i>In order to maintain the integrity of the SINC, appropriate buffering of the site is required. A Green Infrastructure Strategy should also take this into consideration.</i></p> <p>Assumptions <i>Biodiversity will improve from the current baseline.</i></p>

ST1: British Sugar / Former Manor School

(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>The biodiversity value of brownfield land is less than that of greenfield sites.</i></p> <p>Uncertainties</p> <p><i>The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i></p>
9. Use land resources efficiently and safeguard their quality.	<p>Re-use previously developed land;</p> <p>Prevent pollution contaminating the land and remediate any existing contamination;</p> <p>Safeguard soil quality, including the best and most versatile agricultural land;</p> <p>Protect or enhance allotments;</p> <p>Safeguard mineral resources and encourage their efficient use.</p>	++	<p>Likely Significant Effects</p> <p>This is a 40 ha brownfield site with a former industrial processing history. The site has been cleared and is now vacant for re-use.</p> <p>Preliminary studies have identified contamination issues on the site in line with its former use. Remedial work will be statutorily required prior to development to minimise contamination and ensure that the soils are suitable for their proposed use. A strategy for remediation is currently under preparation.</p> <p>In the long-term this should have a significant positive impact on this land improving the site as part of the development.</p> <p>Mitigation</p> <p><i>Any contamination of the site needs to be remediated appropriately for the proposed use.</i></p> <p>Assumptions</p> <p><i>The evidence base has appropriately identified contamination issues and this will be dealt with appropriately through the remediation strategy.</i></p> <p>Uncertainties</p> <p><i>n/a</i></p>
10. Improve water efficiency and quality.	<p>Conserve water resources and quality;</p> <p>Improve the quality of rivers and groundwaters.</p>	-	<p>Likely Significant Effects</p> <p>The site is not located within a Source Protection Zone. The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have</p>

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(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> • Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
11. Reduce waste generation and increase level of reuse and recycling.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <p><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></p> <p>Assumptions</p> <p><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></p> <p>Uncertainties</p> <p><i>The level of waste processed during the construction and remediation phases is unknown.</i></p>
12. Improve air quality.	Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);	-	<p>Likely Significant Effects</p> <p>There are no AQMAs adjacent to this site. However, given the proximity of the ring road and the potential for increased congestion/ traffic flows associated with both construction and operational traffic, air quality levels should be monitored and managed as there are potentially large air quality implications for West of the city. There is an AQMA around the city centre, which may be affected should travel increase towards the city centre. There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery. A full air quality impact assessment is therefore likely to be required.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>Support the development of city wide low emission infrastructure;</p> <p>Improve air quality in AQMAs and prevent new designations;</p> <p>Avoid locating development where it could negatively impact on air quality;</p> <p>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</p> <p>Promote sustainable and integrated transport network to minimise the use of the car.</p>		<p>low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p>Mitigation <i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i></p> <p>Assumptions <i>n/a</i></p> <p>Uncertainties <i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i></p>
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<p>Reduce risk of flooding;</p> <p>Ensure development location and design does not negatively impact on flood risk;</p> <p>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</p>	<p>O</p>	<p>Likely Significant Effects</p> <p>This development is located within Flood Zone 1 accordingly to CYC's Strategic Flood Risk Assessment (2014), which is not a high risk flood zone. Surface water flooding is an identified issue within York. The scale of the development should allow for the incorporation of mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs). Given that this is a brownfield site, it will need to ensure that the run-off rates do not exceed 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). The details of this would need to be designed in to any masterplanning of the site.</p> <p>The site has been assessed as having a neutral effect against this objective.</p> <p>Mitigation <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i></p> <p>Assumptions <i>The development of the site would require mitigation for surface water and that the site remains in flood zone</i></p> <p>Uncertainties <i>n/a</i></p>

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(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<p>Promote or enhance local culture;</p> <p>Preserve or enhance designated and non-designated heritage assets and their setting;</p> <p>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</p>	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>The site does not contain any historic assets or listed buildings. An archaeological desktop survey has been undertaken for the site and has revealed that onsite archaeology is likely to be low but the SA recommends that any findings on site could be incorporate into the design.</p> <p>The Heritage Impact Assessment (2014) has identified issues in relation to 5 of the 6 principal characteristics identified in the Heritage Topic Paper (2014), including, compactness, landmark monuments, architectural character, archaeological complexity and landscape and setting. Principally, it has been identified that there are local views into and out of the site towards Acomb, Clifton Ings and the River Ouse. Views towards the Minster, a landmark monument, are likely and would need to be carefully considered through any masterplanning of the development to ensure no negative impacts are experienced through being obscured. Similarly, masterplanning needs to consider how the development interacts with the existing residential areas to ensure the identity of the distinct former factory site is not lost.</p> <p>Positively, it is acknowledged that the development of a former industrial site on the edge of York which is visible from a number of locations, would provide an opportunity for enhancement of the architectural character of York. This is also subject to high quality design ensuring that appropriate scale and quality design / craftsmanship is used. Using this approach, there may be opportunities for the redevelopment of this site to enhance the setting of the city subject to its design and layout although careful consideration will need to be taken in relation to the views into, out of, across and towards the site.</p> <p>On balance, this has been identified to have potentially positive and negative impacts on the historic environment. The impacts identified will be better understood through masterplanning.</p> <p>Mitigation</p> <p><i>Masterplanning needs to take considerations of the views on site to ensure that they are not obstructed through development. Further analysis is required.</i></p> <p><i>In defining the development, the strong identity of the site needs to be taken into consideration so that this is not lost through merging with existing development.</i></p> <p>Assumptions</p> <p>n/a</p> <p>Uncertainties</p> <p><i>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</i></p>
15. Protect and enhance York's natural and built landscape.	<p>Preserve or enhance the landscape including areas of landscape value;</p> <p>Protect or enhance geologically important sites;</p> <p>Promote high quality design in context with its urban and rural landscape and in line with the</p>	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>The site is now vacant and therefore, during the construction phase there may be temporary impacts in relation to visual amenity. In the medium to long term this will depend upon design and masterplanning of the site.</p> <p>The Heritage Impact Assessment (2014) has identified views into and out-of the site, specifically across the city towards the Minster and Clifton Ings. Development may therefore have negative effects where these views are obscured. The HIA has also identified that the former factory site has a strong identity and that this may be lost through merging with the existing residential areas. The impact on the city from development will be predominantly dependent upon ensuring that these considerations are incorporated into the design of the site. The site also includes a SINC. This could contribute to the overall landscape design of the development, particularly in relation to green infrastructure provision.</p>

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(Site ref: 295)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>"landscape and Setting" within the Heritage Topic Paper.</p>	<div style="background-color: #90EE90; width: 100%; height: 100%;"></div>	<p>There is an opportunity for the redevelopment to enhance the landscape character and visual amenity in this location in comparison to the former industrial use. There is also an opportunity to incorporate views through the site to enhance the setting. There is the opportunity for this site to become a new community in York with locally distinctive characteristics creating and complimenting the surrounding built and natural landscape in the long-term</p> <p>It would be recommended that alongside the masterplanning process, a landscape strategy is developed to understand how the development will impact on the existing city as well as develop character on the former factory site.</p> <p>On balance, there is potential for the site to have mixed positive and negative impacts on this objective although it is acknowledged that this will be subject to consideration of the landscape character and high quality design during masterplanning.</p> <p>Mitigation</p> <p><i>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</i></p> <p>Assumptions</p> <p><i>A former industrial site can be enhanced through re-development.</i></p> <p>Uncertainties</p> <p><i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i></p>
<p>Summary</p> <p>A significant positive effect has been recorded against objective 1 (housing) due to the significant provision of new dwellings and long term delivery of new facilities and objective 5 (equality) due to the inclusion of affordable housing and local services. Objective 9 (land use) was also identified as a significant positive effect due to the reuse of a previously developed brownfield site. Objective 8 was assessed as having the potential for a significant negative and minor positive effect.</p> <p>Objective 4 (jobs) was recorded as a minor positive effect due to the generation of construction jobs and longer term employment on the new development. A minor negative effect was identified for objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation, and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality.</p> <p>A mixed minor positive and negative effect was determined for objective 2 (health) due to the access to open space and promotion of outdoor activities in addition to the temporary disturbance and disruption during construction. Objective 3 (education and training) was identified as a mixed minor positive and uncertain effect due to the enhancement of construction skills and potential longer term training opportunities through the new facilities on site, and the educational requirements which are anticipated to exceed the capacity of existing schools. A mixed minor effect was also recorded for objective 6 (transport) as a result of public good transport links and the potential for exacerbated congestion on the ring road, objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences, and objective. Mixed minor positive and negative effects were also identified for objectives 14 (cultural heritage) and 15 (landscape) as a result of the impacts on local identify, views and potential archaeology on site, in addition to enhancement of the architectural character of York.</p> <p>A neutral effect was identified on flood risk (objective 13) due to low flood risk subject to implementation of sustainable drainage systems.</p> <p>There are uncertainties over the number of students from the development and number of jobs generated, the level of congestion, the amount of waste generated and the scale of archaeology present on site.</p>			

Key

Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

ST2: Former Civil Service Sports Ground

(Site ref: 910)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*	
1. To meet the diverse housing needs of the population in a sustainable way.	<p>Deliver homes to meet the needs of the population in terms of quantity, quality;</p> <p>Promote improvements to the existing and future housing stock;</p> <p>Locate sites in areas of known housing need;</p> <p>Deliver community facilities for the needs of the population;</p> <p>Deliver pitches required for Gypsies and Travellers and Showpeople.</p>	++	<p>Likely Significant Effects</p> <p>This 10ha site off the A59 could provide around 290 dwellings which will make an important contribution to the overall housing stock of the City and dwelling mix. This site would allow for approximately 60 affordable homes in an area of need.</p> <p>There are some community facilities within the vicinity (nursery school and secondary school both with 200m) although these would have to be supplemented over the medium and longer term, perhaps in combination with other development sites in the vicinity. There is access to open space in the vicinity. Further open space will need to be provided on site commensurate with the anticipated population on site.</p> <p>Overall, the site will have a permanent significant positive effect on this objective, reflecting the size of the site and its contribution to the City's dwelling stock, particularly in terms of affordable housing in this area of need.</p> <p>Mitigation</p> <p>Phasing of development should include the provision of facilities to ensure the population is provided for.</p> <p><i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></p> <p>Assumptions</p> <p>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</p> <p>Uncertainties</p> <p>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</p> <p>The levels and type of community facilities that will be required</p>	
2. Improve the health and well-being of York's population.	<p>Avoid locating development where environmental circumstances could negatively impact on people's health;</p> <p>Improve access to open space / multi-functional open space;</p> <p>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p> <p>Provides or promotes safety and security for residents;</p> <p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>	+	-	<p>Likely Significant Effects</p> <p>Short-term construction noise has the potential to impact existing residents, although this would be temporary. In the longer term, a noise assessment would be required, as the site is in close proximity to the A59, which has the potential to adversely affect new housing.</p> <p>The site is adjacent to existing business and residential areas. It is likely that there will be impacts on these neighbouring uses for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Similarly there could be an impact on air quality. Habitable rooms may need to be orientated away from the road but also the increase in traffic from the proposed development could have a impact on health through air quality on a localised level.</p> <p>The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes. Whilst there is some access to existing open space (including Natural and Semi- Natural Open space, Amenity Space, Outdoor Sports Provision and Allotments), any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment.</p> <p>This development should support walking and cycling within the site and given its suburban location it should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities, which are located adjacent to the site.</p>

ST2: Former Civil Service Sports Ground

(Site ref: 910)

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>On balance, it is anticipated that the impacts are likely to be mixed positive and minor negative in the short term and positive in the medium to long-term as the facilities and openspace are developed and assessments concluded and mitigation measures implemented.</p> <p>Mitigation</p> <p>A land contamination assessment and a noise assessment should be conducted and the strategies should be implemented accordingly.</p> <p>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</p> <p>Assumptions</p> <p>Preliminary investigations on the site for contamination and noise will be remediated through agreed strategies with the Council and Environment Agency.</p> <p>Open space and sports provision will be included in the development</p> <p>There will be a cycle path that links to the current network.</p> <p>Uncertainties</p> <p>The level and type of open space will be subject to masterplanning.</p> <p>Impact, if any of land contamination from the petrol station.</p> <p>If healthcare facilities would need to be included as part of any development.</p> <p>Impact of noise on the development</p>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<p>Provide good education and training opportunities for all;</p> <p>Support existing higher and further educational establishments for continued success;</p> <p>Provide good quality employment opportunities available to all.</p>	+	?	<p>Likely Significant Effects</p> <p>The site is adjacent to a secondary school and a nursery school, although the capacity of these and the nearest primary school is not known at this stage. At around 290 dwellings, the development could generate significant additional demand, requiring new build or expansion of existing facilities and the need for co-ordination with provision associated with other strategic sites in the vicinity.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon market forces. There could also be a minor positive effect in relation to job creation from the provision of other new facilities and retail.</p> <p>It is anticipated that this should have a significant positive impact on this objective but with some uncertainty regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p> <p>Provision of educational facilities would be in line with policy ED6 of the Local Plan.</p> <p>Assumptions</p> <p>n/a</p> <p>Uncertainties</p>

ST2: Former Civil Service Sports Ground

(Site ref: 910)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #92d050; margin-right: 5px;"></div> <div style="width: 15px; height: 15px; background-color: #ffff00; margin-right: 5px;"></div> </div>	<p>It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.</p>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<p>Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy.</p>	+	<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. The site is in reasonable proximity to the City Centre, providing opportunities for sustainable travel for workers and shoppers. The site would provide housing for the workforce which is positive in supporting the overall economy. This has been assessed as a minor positive effect against this objective.</p> <p>Mitigation n/a</p> <p>Assumptions None</p> <p>Uncertainties The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</p>
<p>5. Help deliver equality and access to all.</p>	<p>Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property.</p>	+	<p>Likely Significant Effects</p> <p>Based upon the current affordable housing policy, the site would need to provide a significant proportion of affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective in the long-term in meeting the identified affordable housing need, reducing homelessness and supporting equal access to housing. There is good access to York via bus routes, cyclepaths, roads and railways. Overall this has been assessed as having a significant positive effect on equality and access.</p> <p>Mitigation n/a</p> <p>Assumptions Local service provision (existing and potential) will meet needs of new residents.</p> <p>Uncertainties The facilities and services provided will be subject to masterplanning and occupation following development.</p>

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(Site ref: 910)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
6. Reduce the need to travel and deliver a sustainable integrated transport network.	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion.	++	<p>Likely Significant Effects</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development</p> <p>Given that car access and travel will be inevitable and the development is adjacent to the A59, it could contribute to congestion in the area, particularly at peak times. The proximity of the site to the City Centre and the provision of bus routes (including those frequent routes operating from the Poppleton P&R), a railway station and cycle paths offers opportunities for sustainable travel for new residents. New bus stops and improvements may be required to ensure best access to these facilities from the site.</p> <p>Overall, the effects are assessed as being significant positive provided that the most is made of these opportunities.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • A transport assessment and travel plan would be required for the development. • Sustainable transport links to existing pedestrian and cycle routes should be included. <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • The behaviour of future occupiers and their travel needs.
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.	+ -	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <p>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</p> <p>Assumptions</p>


ST2: Former Civil Service Sports Ground

(Site ref: 910)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-around;"> </div>	<p>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</p> <p>Uncertainties</p> <p>The scale of inclusion of renewable energy sources in the development is uncertain.</p>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of bio-diversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>	<p>0</p>	<p>Likely Significant Effects</p> <p>The site is mixed greenfield and brownfield with a past use as a sports ground. Whilst it is in principle part of the City's green infrastructure network, it is not accessible to the public. There are no known ecological issues with the site although some linkage should be retained to provide wildlife and green corridors. There are also mature landscape features such as hedgerows with trees and trees with preservation orders, which would need further investigation. Development could enhance its character, providing access and biodiversity areas for residents.</p> <p>Further ecological assessment would be required.</p> <p>This has been appraised to have a neutral score subject to further investigation..</p> <p>Development could enhance its character, providing access and biodiversity areas for residents.</p> <p>The network of existing hedges should be retained. Further ecology study is required to understand the impact on this objective</p> <p>Mitigation</p> <p>Incorporation of accessible biodiversity elements into the masterplan.</p> <p>Assumptions</p> <p>n/a</p> <p>Uncertainties</p> <p>n/a</p>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<p>Re-use previously developed land;</p> <p>Prevent pollution contaminating the land and remediate any existing contamination;</p> <p>Safeguard soil quality, including the best and most versatile agricultural land;</p> <p>Protect or enhance allotments;</p> <p>Safeguard mineral resources and encourage their efficient use.</p>	<div style="display: flex; justify-content: space-around;"> + -- </div>	<p>Likely Significant Effects</p> <p>This is a mixed brownfield and greenfield site although the built sports area has been out of use for many years.. Part of the proposed site is an area of agricultural land (Grade2/3) and would be permanently lost to development which would have a negative impact for this objective.</p> <p>The site has been used for agricultural and openspace purposes and therefore the anticipated risks of contamination are considered to be low. Further ground investigations are required.</p> <p>Provision of openspace could include allotments. This may have a positive impact in the long-term but is subject to masterplanning and implementation.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p>

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(Site ref: 910)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> n/a
<p>10. Improve water efficiency and quality.</p>	<p>Conserve water resources and quality; Improve the quality of rivers and groundwaters.</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>The site is not located within a Source Protection Zone. The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<p>Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>objective.</p> <p>Mitigation</p> <p>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</p> <p>The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</p> <p>Assumptions</p> <p>n/a</p> <p>Uncertainties</p> <p>The level of waste processed during the construction and remediation phases is uncertain.</p>
<p>12. Improve air quality.</p>	<p>Reduce all emissions to air from current activities;</p> <p>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</p> <p>Support the development of city wide low emission infrastructure;</p> <p>Improve air quality in AQMAs and prevent new designations;</p> <p>Avoid locating development where it could negatively impact on air quality;</p> <p>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</p> <p>Promote sustainable and integrated transport network to minimise the use of the car.</p>	<p>-</p> <p>+</p>	<p>Likely Significant Effects</p> <p>The development is over 500m from the nearest AQMA. Additional car journeys towards the city centre may have in-combination effects with other development in this area with negative potential effects on the AQMA.</p> <p>Due to the increase in traffic movements and local congestion, a localised reduction in air quality is expected. Residents may also be exposed to poor air quality due to the close proximity of the A59. Consideration to the site design will need to be given to ensure that residences are set back from the carriageway and habitable rooms are orientated away from the roads where necessary.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling.</p> <p>Despite the presence of some opportunities for the promotion of sustainable travel, a significant increase in car use and local congestion is expected.</p> <p>Overall, the effects of the development are assessed as having positive and negative effects , reflecting the likely increase in car traffic, but the location of site in relation to the City Centre and significant opportunities for sustainable transport use.</p> <p>Mitigation</p> <p>An air quality assessment would be required for the development.</p> <p>Residences should be set back from the carriageways and habitable rooms orientated away from the roads where necessary.</p> <p>Assumptions</p> <p>Assumed that the development will adhere to air quality policies in the Local Plan.</p> <p>Uncertainties</p> <p>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<p>Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs).</p>	<p>0</p>	<p>Likely Significant Effects The development is located in an area identified as being at very low risk of flooding. Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development in line with Local Plan policy FR2. The site also must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3. As a Greenfield site, run off must not exceed existing rates on site. For the above reasons, the site has been assessed as having a neutral effect against this objective.</p> <p>Mitigation In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</p> <p>Assumptions It is assumed that surface water management features will be incorporated into the development.</p> <p>Uncertainties n/a</p>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<p>Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</p>	<p>-</p>	<p>Likely Significant Effects Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features. The Heritage Impact Assessment for the City concludes that there could be minor negative effects associated with architectural character, archaeology and landscape and setting of the City. The Minster and other landmarks may be visible from the highest point in the site. Masterplanning and detailed planning consent would need to pay heed to these issues to secure the best development fit for the site, although landscape and setting impacts could not be mitigated. In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the traditional village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised. An archaeological evaluation would be required to understand the archaeological potential on the site. Archaeological events have been recorded in this area. A desk-based assessment would be required followed by a programme of non-intrusive/intrusive work as agreed by city of York Council This has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation Archaeological assessment and evaluation will be required. Further setting, architectural and craftsmanship analysis and mitigation would be required.</p> <p>Assumptions None</p> <p>Uncertainties</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			The quality of proposed architecture and craftsmanship for the residences is uncertain.
15. Protect and enhance York's natural and built landscape.	<p>Preserve or enhance the landscape including areas of landscape value;</p> <p>Protect or enhance geologically important sites;</p> <p>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</p>	<p>0 -</p>	<p>Likely Significant Effects</p> <p>This site contributes to the open countryside and rural setting of York when viewed from the A59. However, the HIA states that the relocation of Manor School and the existing pockets of residential development on the west side of Millfield Lane have already redefined the urban edge in this area. The presence of Manor School in the foreground has compromised the setting from the ring road. The loss of this open space would have a small impact on the rural setting of the city. The site may be quite visible due to the elevated level of the ring road over the railway. Development may have an impact on views from the hill towards the historic core and outwards across the rural landscape. In addition, it is considered that inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>The importance of providing open space/ landscape buffering to sites boundaries, including retention of landscape features such as trees, is important to the site. Retaining perceptions of openness and preserving separation between York and Poppleton is a key issue.</p> <p>In general, any development in this location will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, a full landscape strategy to inform the development approach to ensure loss or minor harm is minimised.</p> <p>Overall this objective is scored as having a neutral to minor negative impact .</p> <p>Mitigation</p> <p>Further landscape assessment and mitigating measures are required.</p> <p>Retention of mature landscape features and enhancing of landscape buffer to the A59.</p> <p>Assumptions</p> <p>n/a</p> <p>Uncertainties</p> <p>n/a</p>
<p>Summary</p> <p>The effect on objective 1 is a significant positive as the 290 dwellings will make a significant contribution to meeting the city's housing needs. This site has also been assessed as having a significant positive effect on objective 6 because of its proximity to the City Centre, provision of bus routes (including those operating from the Poppleton P&R), a railway station and cycle paths.</p> <p>Objective 5 is a minor positive because of the provision of affordable housing. Objectives 9 is assessed as minor positive because whilst the site is mixed greenfield and brownfield and in principle a part of the City's green infrastructure network. . Development could enhance its character, providing access and biodiversity areas for residents. Objective 4 is a minor positive because construction will create jobs in the short/ medium term and increased housing provision close to the city centre will be of benefit to workers who commute by public transport/walking / cycling.</p> <p>Objectives 10 and 11 are assessed as minor negative effects because the development of this site for residential dwellings will almost certainly increase the density of development. Though both of these impacts can be mitigated to some extent it is unlikely that the volume of waste generated will decrease or that water quality will improve during construction or later occupation. Redevelopment will extend the urban area of</p>			

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			<p>the city westwards and may therefore impact the architectural and landscape setting of the city, so the effect on objective 14 is a minor negative.</p> <p>Objective 7 is both minor positive and minor negative because whilst emissions during construction and occupation can be minimised through the delivery of a low-carbon construction/energy generation strategy but the extent to which they are successfully minimised is set to be determined through masterplanning and implementation. Objective 12 has been assessed as both minor positive and minor negative as development will likely increase congestion both during construction and occupation however the site has good soft transport links so this impact may be limited depending on resident behaviour. Objective 2 is minor positive and minor negative because the site has good walking/ cycling links but there are some concerns around air and noise pollution. Objective 3 has been assessed as both a minor positive and neutral because construction could support a small amount of job training and increases in residential density may allow some existing services/facilities to expand however it could also strain existing local education provision. Objective 15 is identified as mixed neutral to minor negative given that the change in the area but potentially visibility of the site, which may be negative.</p> <p>Objective 8 (biodiversity) is assessed as neutral given the limited ecological value. Given that the site is at very low risk of flooding the effect on objective 13 is assessed as neutral.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<p>Deliver homes to meet the needs of the population in terms of quantity, quality;</p> <p>Promote improvements to the existing and future housing stock;</p> <p>Locate sites in areas of known housing need;</p> <p>Deliver community facilities for the needs of the population;</p> <p>Deliver pitches required for Gypsies and Travellers and Showpeople.</p>	++	<p>Likely Significant Effects</p> <p>The proposed development is forecast to deliver 211 new houses which would contribute towards meeting the needs of the population by significantly increasing the housing stock in an area of known need. Based upon the proposed affordable housing policy (H10), the site would need to provide 30% affordable dwellings of mixed tenure on site. This would make a positive contribution towards meeting the affordable housing need in the long term.</p> <p>Due to the scale of the development, it is not expected that new facilities will be included in the development. New facilities are currently under development within proximity of the site.</p> <p>Due to the significant delivery of new homes, this has been assessed as a significant positive effect against this objective.</p> <p>Mitigation</p> <p><i>Include provision of new community facilities and services in the development if possible.</i></p> <p><i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></p> <p>Assumptions</p> <p><i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i></p> <p>Uncertainties</p> <p><i>It is uncertain whether the development will deliver additional new facilities.</i></p> <p><i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i></p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>2. Improve the health and well-being of York's population.</p>	<p>Avoid locating development where environmental circumstances could negatively impact on people's health;</p> <p>Improve access to open space / multi-functional open space;</p> <p>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p> <p>Provides or promotes safety and security for residents;</p> <p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>There are no adjacent residential areas that may experience short term disturbance during development, as the site is bounded by a road and the Grimston Bar Park and Ride. Fields are present to the south of the site, and the University campus further south is assumed to be too far from the development area to be affected by noise.</p> <p>In the longer term, the A1079 and the Park and Ride have the potential to cause noise disturbance for residents on the completed development, with potential impacts on health. A noise assessment has been carried out and mitigating measures recommended.</p> <p>The site is also at risk of land contamination from a nearby petrol filling stations and a former landfill site, which could have resulted in contaminants migrating to the development area. Further intrusive investigations have been recommended as a result of an initial contaminated land desk study. As a result, further investigation and potential remediation work would be necessary.</p> <p>The developer has indicated that a woodland trail and children's play area would be included in the development, along with new pedestrian and cycle routes. This would support residents to take up a healthier lifestyle through the promotion of outdoor activities. The site also has good access to open space.</p> <p>There are no existing healthcare facilities located within 800m of the development. However, new facilities are under development in close proximity adjacent to the site.</p> <p>Overall this has been assessed as having a mixed minor positive and negative effect.</p> <p>Mitigation</p> <p><i>The recommendations of the noise survey should be implemented.</i></p> <p><i>Further contaminated land assessment should be performed and any necessary remediation completed.</i></p> <p>Assumptions</p> <p><i>Assumed that any land contamination would be remediated prior to development.</i></p> <p>Uncertainties</p> <p><i>The level and type of open space included in the development will be subject to masterplanning.</i></p>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<p>Provide good education and training opportunities for all;</p> <p>Support existing higher and further educational establishments for continued success;</p> <p>Provide good quality employment opportunities available to all.</p>	<p style="text-align: center;">+ ?</p>	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>Part of the site has access to a primary school within 800m. There are no nurseries or secondary schools within this distance from the development. The capacity of the nearby schools to accept additional students would need to be determined. Part of the University of York campus is also located within 400m of the development, which could provide higher educational opportunities for students living on the development.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.</p> <p>It is therefore anticipated that there will be a mixed minor positive and neutral effect on this objective.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Mitigation <i>Provision of educational facilities would be in line with policy ED6 of the Local Plan.</i></p> <p>Assumptions <i>n/a</i></p> <p>Uncertainties <i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i> <i>It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.</i></p>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<p>Help deliver conditions for business success and investment;</p> <p>Deliver a flexible and relevant workforce for the future;</p> <p>Deliver and promote stable economic growth;</p> <p>Enhance the city centre and its opportunities for business and leisure;</p> <p>Provide the appropriate infrastructure for economic growth;</p> <p>Support existing employment drivers;</p> <p>Promote a low carbon economy.</p>	+	<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. If community facilities or shops are included in the development, then there may also be the long term generation of a small number of jobs on the development.</p> <p>The University of York campus located close to the development means that the development has the potential to support the local workforce and benefit the local economy.</p> <p>The proximity of the University campus means that there are already frequent bus services within 400m of the development, in addition to the nearby Park and Ride which also offers frequent bus services into York city centre. This would help promote a flexible workforce and support low carbon commuting.</p> <p>This has been assessed as a minor positive effect on this objective.</p> <p>Mitigation <i>n/a</i></p> <p>Assumptions <i>n/a</i></p> <p>Uncertainties <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i> <i>It is uncertain whether local facilities will be included in the development.</i></p>
5. Help deliver equality and access to all.	<p>Address existing imbalances of equality, deprivation and exclusion across the city;</p> <p>Provide accessible services and facilities for the local population;</p> <p>Provide affordable housing to meet demand;</p> <p>Help reduce homelessness;</p>	+	<p>Likely Significant Effects</p> <p>The development would contribute to the provision of affordable housing, which would help meet affordable housing needs and address barriers in access to accommodation.</p> <p>A local parade of shops with a range of facilities is located within 400m of the development, however accessibility is reduced by the presence of the dual carriageway. Road safety measures would need to be included to ensure safe access across the road. New facilities on the same side of the road to the development are under construction.</p> <p>Small scale retail development may be acceptable as part of sustainable mix of uses on site, although this has the potential to impact on existing local facilities. Consideration would need to be given to the scale of retail in context of the overall development.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	Promote the safety and security for people and/or property.		<p>Overall this has been assessed as a minor positive effect.</p> <p>Mitigation <i>Road safety measures would be necessary to ensure safe passage across the dual carriageway to local shops.</i></p> <p>Assumptions <i>Assumed that existing local services have the capacity to expand for new residents.</i> <i>Assumed that affordable housing would be incorporated into the development.</i></p> <p>Uncertainties <i>It is uncertain whether the development will deliver additional new facilities.</i></p>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<p>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</p> <p>Deliver transport infrastructure which supports sustainable travel options;</p> <p>Promote sustainable forms of travel;</p> <p>Improve congestion.</p>	++	<p>Likely Significant Effects</p> <p>The site has a variety of sustainable transport options available for residents. Frequent and non-frequent bus routes are accessible within 400m of the development, and the nearby Grimston Bar Park and Ride also offers a high frequency bus service to the city centre. Cycle routes are present adjacent to the site.</p> <p>The developer has indicated that cycle and pedestrian routes would be included in the development site. Connections must be made from the new pedestrian and cycle routes to the bus services and existing cycle routes.</p> <p>The development would also have good highway access for vehicles. While there would be some additional vehicle journeys generated by the development, the scale of new homes and the available sustainable transport options means that a notable effect is not anticipated.</p> <p>Overall this has been assessed as a significant positive effect on this objective.</p> <p>Mitigation <i>The Field Lane roundabout barrier to cycling and walking must be addressed.</i> <i>Connections to existing cycle routes and sustainable transport facilities should be provided.</i></p> <p>Assumptions <i>Assumed that uptake of sustainable transport would be sufficient to avoid notable congestion in the area due to the scale of the development.</i></p> <p>Uncertainties <i>The level of congestion as result of this development as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i></p>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<p>Reduce or mitigate greenhouse gas emissions from all sources;</p> <p>Plan or implement adaptation measures for the likely effects of climate change;</p> <p>Provide and develop energy from renewable, low and zero carbon technologies;</p>	+ -	<p>Likely Significant Effects</p> <p>An increase in greenhouse gas emissions is expected during the construction stage due to an increase in HGV movements, energy consumption and the embodied carbon of materials.</p> <p>Once occupied, an increase in energy consumption in dwellings is also expected to contribute to increased greenhouse gas emissions. Additional vehicle trips made by occupants of the new development would also contribute to greenhouse gas emissions in the longer term.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</p> <p>Adhere to the principles of the energy hierarchy.</p>	<p style="text-align: center;">-</p>	<p>should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <p><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></p> <p>Assumptions</p> <p><i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i></p> <p>Uncertainties</p> <p><i>The scale of inclusion of renewable energy sources in the development is uncertain</i></p>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of bio-diversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>The site is an area of agricultural greenfield land, with hedgerows mature trees, and an area of land which appears to have been unmanaged for several years. A habitat survey has been performed, which identified the key areas of ecological interested as the hedgerows, mature trees with potential for bats and the opportunities for breeding birds in arable fields and hedgerows. The survey also identified that records of protected species such as great crested newt, water vole and certain moth species had been identified for the area.</p> <p>There is a mature landscape behind the development area which should be maintained and enhanced to promote ecological connectivity.</p> <p>There are no nationally or locally designated sites within or adjacent to the development. However the loss of greenfield land is expected to have an overall detrimental effect on biodiversity and the connectivity of green infrastructure.</p> <p>This has been assessed as having a minor negative effect against his objective.</p> <p>Mitigation</p> <p><i>The habitat survey recommended that a breeding bird survey and an assessment of mature trees for the presence of bats are carried out.</i></p> <p><i>Hedgerows and mature trees should be retained and enhanced where possible.</i></p> <p>Assumptions</p> <p><i>n/a</i></p> <p>Uncertainties</p> <p><i>n/a</i></p>

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(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>9. Use land resources efficiently and safeguard their quality.</p>	<p>Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.</p>	<p>--</p>	<p>Likely Significant Effects</p> <p>The site is a greenfield area of classified Grade 1, 3a and 3b agricultural land. Development would result in the loss of the best and most versatile land, and would not result in the reuse of previously developed land.</p> <p>There is the potential for land contamination to be present on site due to a petrol filling station located north of the site and a former landfill site on the location of the Park and Ride to the east. These could have resulted in contamination (including hydrocarbons and landfill leachate) migrating to the development area. A contaminated land desk study has been performed, which recommended further ground investigation on site. Remediation may be required as a result of further assessment.</p> <p>An assessment of ground conditions and any necessary remediation would be required in advance of development.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <p><i>Further ground investigations for land quality are required including any identified remedial work.</i></p> <p>Assumptions</p> <p><i>It is assumed that any identified land contamination would be remediated prior to development.</i></p> <p>Uncertainties</p> <p><i>It is uncertain whether contamination is present on site.</i></p>
<p>10. Improve water efficiency and quality.</p>	<p>Conserve water resources and quality; Improve the quality of rivers and groundwaters.</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>There are no identified water bodies on or adjacent to the development area. The development is not located in a groundwater Source Protection Zone.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p>

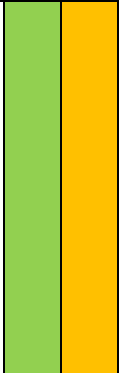
ST4: East of Grimston Bar

(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
11. Reduce waste generation and increase level of reuse and recycling.	<p>Promote reduction, re-use, recovery and recycling of waste;</p> <p>Promote and increase resource efficiency.</p>	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <p><i>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</i></p> <p><i>The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></p> <p>Assumptions</p> <p>n/a</p> <p>Uncertainties</p> <p><i>The level of waste processed during the construction and remediation phases is unknown.</i></p>
12. Improve air quality.	<p>Reduce all emissions to air from current activities;</p> <p>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</p> <p>Support the development of city wide low emission infrastructure;</p> <p>Improve air quality in AQMAs and prevent new designations;</p> <p>Avoid locating development where it could negatively impact on air quality;</p> <p>Avoid locating development in areas of</p>	+ -	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The nearest AQMA is located over 500m from the site boundary and no effects on this area are expected.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys.</p> <p>The site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term. There are existing local facilities within a short distance from the development, and new facilities being developed, access to which would not require vehicle use.</p> <p>Accessible public transport and good cycle links means that the development should promote sustainable transport to minimise car use in the longer term, however there is some potential for additional vehicle flows contributing to a reduction in local air quality.</p>

ST4: East of Grimston Bar

(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car.		There may be new exposures to areas of poor air quality from Hull Road as a result of the development, so an air quality assessment should be performed. This should also consider the potential impact from the University of York boiler stacks. Overall a mixed minor positive and negative effect is anticipated due to the increase in construction emissions, in addition to the expected uptake of sustainable transport to reduce car journeys. Mitigation <i>Inclusion of low emission technologies such as electric vehicle recharging infrastructure would promote improvements in air quality.</i> <i>An air quality assessment would be required for the development.</i> Assumptions <i>Assumed that the development will adhere to air quality policies in the Local Plan.</i> Uncertainties <i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</i>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs).	0	Likely Significant Effects The development is located in an area identified as being at very low risk of flooding. Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development in line with policy FR2. As the site is greenfield the runoff rates must not exceed 1.4 l/sec/ha. Outflow from groundwater and/or land drainage will also not be permitted to enter public sewers. For the above reasons, the site has been assessed as having a minor positive effect against this objective. Mitigation <i>In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</i> <i>A flood risk assessment will be required in line with policy FR1.</i> Assumptions <i>It is assumed that surface water management features will be incorporated into the development.</i> Uncertainties <i>n/a</i>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.	-	Likely Significant Effects This site creates a small buffer between the newly expanded University of York campus to the south of the development and the more modern areas of development to the north and west. This helps to maintain the university, Badger Hill Estate and housing to the north of Hull Road as distinct identifiable areas. The removal of this buffer would mean the loss of a clear boundary between distinct areas. The raised nature of this site allows views towards the city centre and surrounding low lying areas, which has the potential to impact upon views of the historic York Minster. High rise buildings in this area may have a negative impact on existing architectural character due to the small scale buildings which exist in the vicinity and the raised topography of the development site. Inappropriate scale or low quality architecture/craftsmanship has the potential for a detrimental effect on the architectural legacy of York in general. An archaeological assessment has been performed for the site. There is the potential for notable archaeological deposits to exist on the

ST4: East of Grimston Bar

(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>development area. The favourable topography in this area means it was attractive for settlement and land use in the past. The site sits within a landscape of known prehistoric and Roman activity. Field systems associated with this settlement are known to exist on part of this site. There is also the potential for the remains of a Roman road to be present on site.</p> <p>Investigations ahead of the recently constructed Heslington East Campus immediately south of this site revealed evidence of prehistoric-Romano-British occupation and activity. Extensive evidence for agricultural settlement, from the Iron Age and Roman periods was also found. The latter included high status buildings incorporating under-floor hypocaust heating systems. A small quantity of Anglian pottery, metal and bone objects suggests some activity of this date in the area, although the nature of this is unclear. Given the presence of multi-period remains to the south of the site, it is possible that further remains may be encountered on the development site.</p> <p>Due to the limited development on this site, there is high potential for archaeological remains to have survived.</p> <p>Overall this has been assessed as having a minor negative effect.</p> <p>Mitigation</p> <p><i>Further archaeological analysis and mitigation measures are required.</i></p> <p><i>Further information is required on the proposed architectural design of the development.</i></p> <p><i>The design should enhance elements of the strong urban form characteristic.</i></p> <p>Assumptions</p> <p><i>n/a</i></p> <p>Uncertainties</p> <p><i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i></p> <p><i>The scale of archaeological remains on site is uncertain.</i></p>
<p>15. Protect and enhance York's natural and built landscape.</p>	<p>Preserve or enhance the landscape including areas of landscape value;</p> <p>Protect or enhance geologically important sites;</p> <p>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>The site is highly visible due to its topography. The development may therefore have an impact on the 360 degree views from Kimberlow Hill towards the historic core and The Minster, and outwards across the rural landscape of the Wolds and the Vale. The current rural view of the hill would become an urban view if development took place. Housing on the site would also be clearly visible from the surrounding lower land to the north and from Hull Road, with a resulting impact on views.</p> <p>The raised nature of this site allows views towards the city centre and surrounding low lying areas. Tall buildings and poor layout of any new development may impact upon existing views from the hillside.</p> <p>In general, any development in this location will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the garden village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>This has been assessed as a minor negative effect on this objective.</p> <p>Mitigation</p> <p><i>Further landscape assessment and view analysis are required.</i></p>

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(Site ref: 35)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			Assumptions <i>n/a</i> Uncertainties <i>n/a</i>
Summary Significant positive effects have been recorded against objective 1 (housing) due to the provision of a significant number of new housing, and against objective 6 (transport) as a result of the sustainable transport options available from the site. A significant negative effect was recorded against objective 9 (land use) due to the loss of greenfield land and potential for ground contamination. A minor positive effect was recorded against objective 4 (jobs) as a result of the generation of short term construction jobs and a flexible workforce with access to employment opportunities. Objective 5 (equality) was also assessed as a minor positive effect due to the inclusion of affordable housing and good access to local facilities. Objective 8 (biodiversity) was recorded as a minor negative effect on biodiversity due to the loss of greenfield land which would have supported a range of species. A minor negative effect was also recorded against objective 10 (water) due to potential detrimental impacts on local water quality from increased consumption and objective 11 (waste) as a result of the increase in waste generation. Objectives 14 (cultural heritage) and 15 (landscape) were assessed as minor negative effects due to the potential impacts on local boundaries, architectural character, archaeological remains and views of and from the site. A mixed minor positive and negative effect was determined against objective 2 (health) due to the provision of outdoor leisure opportunities and potential long term noise disturbance. Objective 3 (education and training) scores a mix minor positive due to the proximity to nearby primary schools and the University of York campus but uncertainty over impact. Mixed minor positive and negative effects were also recorded against objective 7 (climate change) due to the potential for renewable energy generation and the increase in greenhouse gas emissions, and objective 12 (air quality) due to potential effects from increased construction traffic and the potential uptake of sustainable travel modes for journeys. A neutral effect was identified on flood risk (objective 13) due to low flood risk subject to implementation of sustainable drainage techniques. There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development, the presence of land contamination on site, and the scale of archaeological remains.			

Key

Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

ST5: York Central

SA Objective	Sub-objective (Will the site...?):	Allocation (Site 906)	Alternative boundary (Site 987)	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<p>Deliver homes to meet the needs of the population in terms of quantity, quality;</p> <p>Promote improvements to the existing and future housing stock;</p> <p>Locate sites in areas of known housing need;</p> <p>Deliver community facilities for the needs of the population;</p> <p>Deliver pitches required for Gypsies and Travellers and Showpeople.</p>	++	++	<p>Likely Significant Effects</p> <p>Both the allocation and alternative boundary are projected to provide between 1,700 – 2,500 dwellings over the lifetime of the plan and the comparative potential effects as a result are almost identical. The alternative boundary represents landownership by the York Central Partnership in comparison to the allocation boundary which represents a larger boundary. The allocation boundary is likely to allow the facilitation of a higher number of dwelling subject to availability of land. However, evidence submitted confirms that 1,700 dwellings is included in emerging masterplanning as deliverable with 1,500 to be delivered within the first 15 years of the plan period on both site. Both sites therefore make a significantly positive contribution to meeting York’s housing needs.</p> <p>Both sites will need to ensure the tenure split and housing mix reflects need within the city to enable a balanced and mixed settlement to be created. In line with the Affordable Housing Policy (H9), both the allocation and alternative should provide 350 – 500 affordable homes (based on 1,700-2,500 dwellings). This will help to ensure that mixed needs are accommodated on this significant site.</p> <p>In order to meet the needs of the new resident’s both the allocation boundary ad proposed alternative will need to provide the same level of local facilities and services commensurate to the scale of population to ensure that adequate provision is locally available. Both site boundaries would locate residential development in close proximity to a range of services and facilities within the city centre, the majority of which would all be within 400-800m. The ability to this may be more able through the larger allocation boundary.</p> <p>Overall, both sites have assessed as having a permanent significant positive effect on this objective.</p> <p>Mitigation</p> <p><i>Phasing of development should include the provision of facilities to ensure the population is provided for throughout the development of the site.</i></p> <p><i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></p> <p>Assumptions</p> <p><i>The number of dwellings is based upon the preliminary masterplanning work undertaken by the landowner/viability assumptions submitted for consideration as part of the Local Plan. Quantums may be subject to change.</i></p> <p>Uncertainties</p> <p><i>The final number of homes and housing and mix developed on this site will be subject to masterplanning and an associated planning application.</i></p>
2. Improve the health and well-being of York’s population.	<p>Avoid locating development where environmental circumstances could negatively impact on people’s health;</p> <p>Improve access to open space / multi-functional open space;</p>	+	-	<p>Likely Significant Effects</p> <p>Given the boundary for the allocation and alternative are very similar, the effects are nearly identical. Each of the sites would be subject to policies within the Local Plan regarding provision of on-site openspace, provision of community facilities, consideration for green infrastructure and sustainable travel modes. Policy SS4 in the plan aims to ensure that the social infrastructure on site delivers</p>

ST5: York Central

SA Objective	Sub-objective (Will the site...?):	Allocation (Site 906)		Alternative boundary (Site 987)	Commentary*
	<p>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p> <p>Provides or promotes safety and security for residents;</p> <p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>				<p>commensurate facilities.</p> <p>The York Central site presents an opportunity to provide facilities for both existing and new residents. For example, the ward has existing deficiencies in openspace and therefore this site should increase provision for existing residents as a result of development. However, the proposed access does affect an existing openspace (Millennium Green). This space will need to be reprovisioned on site to mitigate impacts as a result of the confirmed access route.</p> <p>Both York Central boundaries present an area of opportunity on the edge of the city centre. It has access to a number of existing healthcare facilities within proximity as well as city centre openspace such as Museum Gardens (400m across river). It is also highly accessibly and would support walking and cycling given its location. It would connect well to any existing routes within the vicinity to create sustainable routes to existing facilities. Interconnected cycle and pedestrian networks exist on the front of the station and could be taken through the site to maximise linkages. Both the allocation and alternative boundary allow for a proposed access across the river, which would help to increase linkages with existing provision.</p> <p>The location of the site within the city centre may lead to some impact from noise arising from commercial and traffic uses. The site currently located adjacent to a railway line and would need to ensure the safety of residents in masterplanning the development. Both site boundaries would need to determine and mitigate the impact on human health from noise and vibration issues in connection with the railway and adjoining road. A balance would need to be made between uses on site to ensure that no adverse effects to well-being of existing or new residents / workers occurred.</p> <p>The site is within the City AQMA. Development in this location would need to ensure no adverse effects to air quality. Both boundaries are likely to share the same impacts on air quality because they have common access and development quantum.</p> <p>This is a brownfield site which has predominantly been used for the railway industry. The site is known to have contamination issues from its railway heritage and there is a need to remediate any the land to ensure the health of residents. There therefore may be a risk of contamination which would need to be established through further ground conditions surveys.</p> <p>On balance, it is anticipated that the impacts are likely to have positive and negative effects for both boundaries appraised.</p> <p>Mitigation <i>Development would need to minimise effects on air quality and mitigate noise to avoid effects on people's health and well-being.</i> <i>Compensatory openspace required as result of partial loss of Millennium Green for primary access into the site.</i></p> <p>Assumptions <i>n/a.</i></p> <p>Uncertainties</p>

ST5: York Central

SA Objective	Sub-objective (Will the site...?):	Allocation (Site 906)		Alternative boundary (Site 987)		Commentary*
						<i>The level and type of openspace will be subject to masterplanning.</i>
3. Improve education, skills development and training for an effective workforce.	<p>Provide good education and training opportunities for all;</p> <p>Support existing higher and further educational establishments for continued success;</p> <p>Provide good quality employment opportunities available to all.</p>	+	?	+	?	<p>Likely Significant Effects</p> <p>Educational provision will need to be in line with policies set out in the Local Plan (ED6). The level of provision would be the same by both the proposed allocation and the proposed alternative boundary given the level of housing provision is the same. The site is within proximity of a number of primary schools, one of which is within 400m the wider site boundary, which is positive for this objective although capacity would need to be established. It is likely that additional on-site capacity is required. Policy SS4 in the plan aims to ensure that the social infrastructure on site delivers commensurate facilities, including education.</p> <p>Mixed use development of this site is likely to provide long-term jobs on site in the long-term. The York central site benefits from Enterprise Zone status and therefore should be an attractive prospect for business. Both the allocation and alternative would provide 100,000sqm of floorspace and is therefore projected to provide approximately 8,000 jobs in the long-term. There would also be construction and associated trade jobs required on site for the duration of construction works, which would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon market forces.</p> <p>It is anticipated that both the allocation and proposed alternative should have a significant positive impact on this objective but with some uncertainty regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation <i>n/a</i></p> <p>Assumptions <i>n/a.</i></p> <p>Uncertainties <i>The type and scale of uses to be brought forward for development.</i> <i>Education requirements to be determined by level of development.</i></p>

ST5: York Central

SA Objective	Sub-objective (Will the site...?):	Allocation (Site 906)	Alternative boundary (Site 987)	Commentary*
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy.	++	++	<p>Likely Significant Effects</p> <p>This is a city centre site with support for mixed use regeneration. It is located adjacent to other retail and leisure functions within the city and would capitalise on existing linkages as well as extend the business function of the city centre. The York Central area has Enterprise Zone status which should prove attractive for future business occupiers. Policy SS4 and EC1 include for the site to deliver around 100,000sq.m of B1a floorspace to create a new business district in York. As a result, the site is therefore projected to provide approximately 8000 jobs. This would not only provide jobs in the long-term but also support the vitality and viability of the city centre in the long-term in a significantly positive way. The allocation boundary also allows for further opportunities to deliver additional facilities outside of current land ownership supporting the aspiration for the site to be a leading business quarter in York.</p> <p>Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training, dependent upon market forces.</p> <p>Residential development on site would support the housing of the local workforce within the city helping to support the overall economy. Having residential development within close vicinity of the city centre would also support its vitality and viability in the long-term. It is likely to support the existing leisure use on the site (The National Railway Museum) and may support enhanced cultural facilities.</p> <p>Both sites have been appraised to have a significant positive short term direct effect and long-term indirect permanent effect on this objective through development as a mixed use site for residential and employment use.</p> <p>Mitigation</p> <p><i>n/a</i></p> <p>Assumptions</p> <p><i>n/a</i></p> <p>Uncertainties</p> <p><i>The type of uses on the site is yet to be determined.</i></p> <p><i>The number and type of jobs to be provided as well as their timescales is uncertain and will be dependent upon the works/occupation of the-site.</i></p>
5. Help deliver equality and access to all.	Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet	+	+	<p>Likely Significant Effects</p> <p>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2015) regarding barriers to housing and services in adjacent areas, which are identified as being more deprived in comparison with some other areas of the city. Both boundaries are likely to have an equally positive effect in</p>

ST5: York Central

SA Objective	Sub-objective (Will the site...?):	Allocation (Site 906)	Alternative boundary (Site 987)	Commentary*
	<p>demand;</p> <p>Help reduce homelessness;</p> <p>Promote the safety and security for people and/or property.</p>			<p>relation to this issue.</p> <p>The scale of the housing forecast for both site boundaries would enable a significant contribution towards the provision of affordable housing in conjunction with the existing permission on the site. Based upon the current affordable housing policy, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would provide between 350-500 homes and make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development overall would require additional local facilities to be considered on site such as convenience and health facilities. Facilities within the city centre are easily accessible for the provision of larger scale convenience. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on these facilities and to ensure access across the site which for the western end which is further than 800m for facilities.</p> <p>This is a highly accessible site within the city centre. Access to the railway station allows for connectivity to longer distances outside of York. There are frequent and non frequent bus routes which stop within the boundary of the allocation boundary and with close proximity to the alternative proposed. Provision of buses is near the train station where the majority of routes across York pick-up and set down. In addition it is well connected to the city centre via pedestrian routes, which is likely to enable access for all.</p> <p>Overall, development in this location is likely to be positive. The impacts on this objective for both boundaries however, is largely dependent upon the uses on the site. Therefore there is also some uncertainty in relation to meeting this objective.</p> <p>Mitigation n/a</p> <p>Assumptions n/a</p> <p>Uncertainties <i>Provision of end uses on the site and impacts relating to their scale.</i></p>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport</p>	<p>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</p> <p>Deliver transport infrastructure which supports sustainable travel options;</p>	<p>++</p>	<p>++</p>	<p>Likely Significant Effects</p> <p>The Allocation boundary represents a larger boundary in comparison to the alternative and includes the train station and area to the front of the station. The site's location adjacent to the city centre allowing access to a variety of transport modes which would be positive for both the residential and commercial uses. The site has access to both frequent and non-frequent routes going to a variety of destinations into and out of York, which could be used without further infrastructure improvements. This includes park and rides bus routes allowing the site to be accessible by modes other than the car. The park and rides are likely to capture the majority of demand for city centre travel from the suburban area and from outside of York. In addition the train station is within the area of opportunity, which means that,</p>

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network.	Promote sustainable forms of travel; Improve congestion.			<p>for commercial ventures, there is access to a wider market beyond York easily accessible. There are also existing pedestrian routes as well as cycle routes adjacent to and throughout the city centre making this a highly sustainable and accessible location. Although the alternative boundary does not include the train station or area to the front, the accessibility of transport alternatives is still likely to be high.</p> <p>The development of either site boundary is likely to generate additional traffic movements which may have potentially adverse effects on congestion. Traffic impacts will have been taken into consideration as the site progresses to align with the uses on site. This is particularly relevant as the number of dwellings is presented as a range of 1,700 – 2,500 and this will need to be taken into account with any future planning permission on the site to ensure that vehicle trips are minimised and that attractive alternatives are available.</p> <p>The primary access route into the site has been confirmed as from Water End with a new link connecting to Leeman Road by the Railway Museum. This through route is applicable for both site boundaries and should ensure that both residential, cultural and commercial facilities are accessible. The delivery of this needs to be balanced against viability and therefore, the amount of vehicle trips is uncertain and will be in relation to the amount of dwellings/ commercial facilities built (up to 2,500 dwellings/ 100,000sqm).</p> <p>On balance, this site has been identified to have a significant positive impact on this objective for both boundaries although some uncertainty remains regarding the requirements as a result of the potential housing quantum range.</p> <p>Mitigation</p> <p><i>A full access and movement strategy is developed to maximise connectivity to the York city centre and beyond.</i></p> <p>Assumptions</p> <p><i>The location of the primary access route into the site is viable to enable access onto the site..</i></p> <p>Uncertainties</p> <p><i>The level of congestion as a result of this development and as a result of its occupation.</i></p> <p><i>The behaviour of future occupiers and their travel needs.</i></p>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<p>Reduce or mitigate greenhouse gas emissions from all sources;</p> <p>Plan or implement adaptation measures for the likely effects of climate change;</p> <p>Provide and develop energy from renewable, low and zero carbon technologies;</p> <p>Promote sustainable design and building materials that manage the</p>	+	+	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>This is a highly sustainable location that should be well served by sustainable modes of transport. This should have long-term effects because it is likely to not incur significant additional trips.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (Site 906)	Alternative boundary (Site 987)	Commentary*
	<p>future risks and consequences of climate change;</p> <p>Adhere to the principles of the energy hierarchy.</p>			<p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should also seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar technologies as well as district heating systems and medium potential for ground source heat pumps. Also, the Study found this site has high potential for district heating and should be sure to comply with policy CC3. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>Both sites have been appraised as having likely positive effects for this objective. There is some uncertainty around implementation of sustainable design and construction techniques that will be applied through development.</p> <p>Mitigation</p> <p><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change</i></p> <p>Assumptions</p> <p><i>Any residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016.</i></p> <p><i>Commercial building should use best practice standards.</i></p> <p>Uncertainties</p> <p><i>The scale of effects as a result of occupation is unknown.</i></p>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality</p>	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of bio-</p>	<p>○ -</p>	<p>○ -</p>	<p>Likely Significant Effects</p> <p>This site would need to incorporate and consider green infrastructure as set out by policies within the Local Plan, relating to their creation, preservation and enhancement. This site presents an opportunity to enhance the existing site.</p> <p>This is a brownfield site in the city centre which has limited biodiversity assets on the area of hard standing. Further evidence for the site has identified some species, which will need to be considered in relation to their biodiversity value. Furthermore, the new access in located on a SINC site which was previously excluded from the site boundary. Both the allocation boundary and alternative include this area to enable the provision of access. Any development will need to ensure that this loss of a nature conservation site is reprovided</p>

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and connected natural environment.	diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.					elsewhere on site. In addition, the River Ouse borders the northern side of the opportunity area and is considered as a Regional Green Corridor. The Biodiversity Action Plan (2013) states that the river itself is a significant multifunctional corridor of value not only for wildlife but recreation as well, providing as it does a link between Selby and Harrogate back to its headwaters in the Pennines. It is though not just the river itself that is of significance but the extensive flood plain adjacent to it. The river itself is designated as a SINC and there are a number of meadows adjacent to it that are designated as SSSI and SINC. Any development would need to ensure this is sensitively included within any masterplanning for the site to enhance rather than adversely affect the river corridor. It is unlikely that the development of residential and commercial land uses within the body of the area of opportunity area would negatively affect biodiversity however. Further evidence would be required to more fully determine impacts on biodiversity and therefore this site is scored as both potentially neutral and uncertain. Mitigation <i>Mitigation is required for biodiversity in relation to the loss of SINC as a result of new primary access proposal.</i> Assumptions <i>N/a</i> Uncertainties <i>The type of ecological interest is yet to be fully determined. The scale and residual effects of development are therefore also uncertain.</i> <i>The resultant impacts of the primary access into the site in relation to the SINC and existing openspace.</i>
9. Use land resources efficiently and safeguard their quality.	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.	+	?	+	?	Likely Significant Effects This site is brownfield and located within the city centre which would help to re-use previously developed land. This would be a significant positive in the long-term for this objective. This is a brownfield site which has predominantly been used for the railway industry. The site is known to have contamination issues from its railway heritage and there is a need to remediate any the land to ensure the health of residents. There therefore may be a risk of contamination which would need to be established through further ground conditions surveys. Both sites are scored as significantly positive and with some uncertainty relating to ground conditions. Mitigation <i>A full ground conditions survey will be required.</i> Assumptions <i>The terms and outcomes of any survey will be in discussion with appropriate officers at CYC.</i>

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		-	-	<p>Uncertainties</p> <p><i>Ground conditions are unknown without further investigation.</i></p>
10. Improve water efficiency and quality.	<p>Conserve water resources and quality;</p> <p>Improve the quality of rivers and groundwaters.</p>	-	-	<p>Given that the River Ouse is adjacent to this site and there are identified ecological issues connected with this, any future proposals would need to ensure that there are no adverse effects to the river resulting in a decline of water quality.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, both site have been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> • Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (Site 906)	Alternative boundary (Site 987)	Commentary*
				• n/a
11. Reduce waste generation and increase level of reuse and recycling.	<p>Promote reduction, re-use, recovery and recycling of waste;</p> <p>Promote and increase resource efficiency.</p>	-	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of development are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <p><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></p> <p>Assumptions</p> <p><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></p> <p>Uncertainties</p> <p><i>The level of waste processed during the construction and remediation phases is unknown.</i></p>
12. Improve air quality.	<p>Reduce all emissions to air from current activities;</p> <p>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</p> <p>Support the development of city wide low emission infrastructure;</p> <p>Improve air quality in AQMAs and prevent new designations;</p> <p>Avoid locating development where it could negatively impact on air quality;</p> <p>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</p>	- +	- +	<p>Likely Significant Effects</p> <p>Both site boundaries are adjacent to both the City Centre AQMA and the Leeman Road AQMA wherein pollutants are known to exceed required levels. Development in this location would need to ensure no adverse effects to air quality through its redevelopment. Redevelopment of this site may have a positive outcome for this given that it has existing access to facilities and sustainable transport provision within a short-distance enabling people to use alternatives to car. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour and the consequential impact on air quality. The infrastructure should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>There are likely to be emissions relating to construction due to increased trips connected with HGVs and construction vehicles for the duration of the development. Given the scale of the site, this may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of occupants in the long-term.</p> <p>Overall both sites are appraised to have positive and negative impacts.</p> <p>Mitigation</p>

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	Promote sustainable and integrated transport network to minimise the use of the car.					<p><i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i></p> <p><i>Provision of attractive alternatives to the car to travel short distances.</i></p> <p>Assumptions</p> <p><i>n/a</i></p> <p>Uncertainties</p> <p><i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i></p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<p>Reduce risk of flooding;</p> <p>Ensure development location and design does not negatively impact on flood risk;</p> <p>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</p>	-		-		<p>Likely Significant Effects</p> <p>This site is predominantly flood risk zone 1 and 2 which is low flood risk although there is an element of higher flood risk closer to the river and at the northern end of the site. Given that this is a brownfield site, surface water runoff rates for developments in this zone should be 70% of existing site runoff. A full Flood Risk Assessment for this development would be required to more fully understand the impacts of development on this site.</p> <p>The impact on this objective has been identified as negative given that the proposed development sites include land within flood zone 2 and work is ongoing to identify drainage solutions.</p> <p>Mitigation</p> <p><i>n/a</i></p> <p>Assumptions</p> <p><i>The development of the site would require mitigation for surface water.</i></p> <p><i>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</i></p> <p>Uncertainties</p> <p><i>Land use on the site is yet to be decided and therefore the impacts of the type of development is currently unknown.</i></p>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<p>Promote or enhance local culture;</p> <p>Preserve or enhance designated and non-designated heritage assets and their setting;</p> <p>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic</p>	-	?	-	?	<p>Likely Significant Effects</p> <p>Both of the site boundaries are likely to have similar effects on the historic environment and heritage assets. AN important distinction is that the allocation boundary incorporates the train station and frontage and the alternative boundary excludes this. Notwithstanding this, development in both boundaries are likely have an impact on heritage assets. The allocation incorporates designated heritage assets which are important buildings/monuments with a high level of cultural and historical significance. These include the Grade 2* railway station and Grade 2 Former North Eastern Railway Goods Station on Leeman Road. The site also lies outside of the historic core but partly within the central Area of Archaeological Importance (AAI). All of these assets would need to be taken into consideration as part of the scheme to ensure negative effects are avoided.</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (Site 906)		Alternative boundary (Site 987)	Commentary*
	Paper.				<p>The Heritage Impact Assessment identifies development may cause harm to the settings of these heritage assets. Many of these buildings add value and character to the area and play a significant role in telling the story of York and Britain's rail network. Development should aim to protect the setting of the listed buildings within and bordering the area as just outside the site boundary are the scheduled City Walls and listed buildings on Holgate Road and Queen Street. Proposed development plans should also aim to sympathetically convert as many of the significant industrial buildings as possible for modern use; In particular those which have been nominated for inclusion on the Local List of Heritage Assets. There is an opportunity to better reveal the significance of this area and its history through the retention/use of these buildings. Local distinctiveness could be strengthened by reference to the site's railway heritage and by acknowledging the spaciousness and character of buildings at its SE end.</p> <p>Four key views of the Minster from/crossing this area were identified in (YCHCAA) (10: Water Lane, 11: Leeman Road, 12: ECML 18: Station Avenue). These are important for the setting of this landmark monument within the city. Inappropriate development may obscure views of city landmarks such as the Minster or significant elements of the railway infrastructure from within the site and further afield. Key views of the Minster, other major heritage assets and local landmarks should be maintained and enhanced to help orientation and local distinctiveness. Building height and scale needs to be considered on this site as to not obscure any key views of the Minster or potentially significant internal views. Consideration to this character element should also be given where the scale of a building may detract from the visual pre-eminence of the Minster, the setting of the adjacent Central Historic Core Conservation Area or any listed buildings.</p> <p>The HIA also identified a number of key opportunities:</p> <ul style="list-style-type: none"> • Opportunity to create new revealed views of the Minster and other key buildings through design and scale of new development. • There is an opportunity to potentially create new revealed views of the Minster and other key buildings such as the railway station through the strategic positioning of new buildings on the site. • Opportunity to create well designed mixed use area, reflecting existing character while also creating a contemporary development with an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in the city centre. <p>Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.</p> <p>On balance there is potential for this site for either boundary to have negative effects. However, there are also opportunities to add to York's legacy and knowledge through regeneration of the site although this relies on masterplanning/archaeological excavations and is therefore uncertain. The site has therefore been scored both minor negative and uncertain effects.</p> <p>Mitigation n/a</p> <p>Assumptions n/a.</p> <p>Uncertainties <i>Further analysis is required to understand the specific views into/out of the site.</i></p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (Site 906)		Alternative boundary (Site 987)		Commentary*
		+	-	+	-	
						<p><i>Further understanding of the archaeology of the site need to be undertaken prior to regeneration.</i></p> <p><i>Types of uses and their scale/massing are currently unknown.</i></p>
15. Protect and enhance York's natural and built landscape.	<p>Preserve or enhance the landscape including areas of landscape value;</p> <p>Protect or enhance geologically important sites;</p> <p>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</p>	+	-	+	-	<p>Likely Significant Effects</p> <p>This area of the city has former railway heritage and is currently a partly in use for residential, employment and leisure uses. Additional development would help to create a new piece of the city is a central location. The Heritage Impact Assessment concludes that regeneration of this area has the potential to predominantly improve this former in landscape. Whilst it is acknowledged that the area may lose some of its industrial/railway identity, the site will be still be a transport hub and there is an opportunity for this site to create a well designed mixed use area, reflecting existing character while also creating a contemporary development with an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in the city centre.</p> <p>The HIA has identified that there are four key views of the Minster from/crossing this area were identified in (YCHCCAA, 2013) (10: Water Lane, 11: Leeman Road, 12: ECML 18: Station Avenue). These are important for the setting of this landmark monument within the city. Inappropriate development may obscure views of city landmarks such as the Minster or significant elements of the railway infrastructure from within the site and further afield. Key views of the Minster, other major heritage assets and local landmarks should be maintained and enhanced to help orientation and local distinctiveness. Building height and scale needs to be considered on this site as to not obscure any key views of the Minster or potentially significant internal views. Consideration to this character element should also be given where the scale of a building may detract from the visual pre-eminence of the Minster, the setting of the adjacent Central Historic Core Conservation Area or any listed buildings.</p> <p>The HIA also identified that there are potential positives for this site to have positive effects for compactness by being located adjacent to the city centre. This would bring additional residential and commercial businesses to the fringe of the city centre.</p> <p>The Heritage Impact Assessment concludes that regeneration of this area has the potential to predominantly improve this former in landscape. In general, any development in this location will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the garden village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>On balance, there are likely to be both minor positive and negative effects through the regeneration of this character area, subject to design ad masterplanning to understand issues with regards to views.</p> <p>Mitigation n/a</p> <p>Assumptions n/a</p> <p>Uncertainties</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (Site 906)		Alternative boundary (Site 987)		Commentary*
						<i>The scale and type of effects will be determined through the masterplanning process and appropriate landscape strategy.</i>

Summary

The effects of both site boundaries have been identified as the same given the similarities in boundary and development quantum.

Significant positive effects have been identified against SA Objectives1 (housing) due to the likely provision of new housing as part of the development and objective 3 (education and training) due to the expected generation of over 6,000 jobs and the associated long term opportunities for training in addition to shorter term enhancement of construction skills and objective 4 (jobs) as a result of the provision of short term and permanent jobs. Objective 6 (transport) was also recorded as a significant positive effect due to the available modes of sustainable transport which would support a reduction in car use, in addition to objective 9 (land use) as a result of the reuse of previously developed brownfield land. No significant negative effects have been identified.

A minor positive effect has been determined against objective 5 (equality) as a result of the provision of affordable housing and the accessibility of existing and new facilities, objective 7 (climate change) due to the promotion of sustainable transport and anticipated inclusion of climate change mitigation measures. A minor negative effect has been recorded for objective 10 (water) as a result of the increased pressures on local water resources and potential effects on the River Foss, objective 11 (waste) due to increased waste generation from the development, and objective 13 (flooding) due to the low to moderate flood risk on site.

Objective 2 (health) has been assessed as a mixed minor positive and negative effect due to access to open space and outdoor activities and potential noise issues from commercial uses, traffic and the adjacent railway. A mixed effect was also identified for objective 12 (air quality) due to the expected uptake of sustainable transport benefiting local air quality and the potential impacts on the nearby AQMA and objective 15 (landscape) due to the benefits for compactness and potential negative impacts on views of the Minster.

A mixed minor negative and uncertain effect was recorded for objective 14 (cultural heritage) due to potential impacts on the setting of heritage assets and the uncertain presence of archaeological features or deposits. A mixed neutral and uncertain effect was recorded for objective 8 (biodiversity) due to the limited biodiversity anticipated on a brownfield site plus the uncertain effects on the nearby designated sites. In addition to the significant positive effect, an uncertain effect was also recorded against objective 9 (land use) due to the uncertainty relating to ground conditions as a result of known historic contamination.

There are uncertainties over the number of houses to be included, the type of uses on the development, the number of jobs generated, the potential biodiversity impacts, ground conditions and the presence of archaeology.

Key	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

ST7: East of Metcalfe Lane
(Allocation Site ref: 850)

SA Objective	Sub-objective (Will the site...?):	Allocation boundary (site 850)	Alternative 1 (site 986)	Alternative 2 (site 981)	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople.	++	++	++	<p>Likely Significant Effects</p> <p>The proposed development of the East of Metcalfe Lane site is forecast to provide 845 dwellings overall with the majority of dwellings to be delivered in the plan period. This represents approximately 4.4% of the total requirement over the plan period. This is a significant development within the city that has the potential to provide a new community and respond to mixed needs. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. In line with the Affordable Housing Policy (H10) within the Local Plan, this site will need to provide 30% affordable dwellings which should provide around 250 affordable units . This would make a positive contribution in meeting the city's housing needs.</p> <p>Some local facilities and services are available within proximity of part of the site, which would be positive in the short-term. However, given the allocations size and stand alone nature, further facilities will need to be provided commensurate to the scale of population to ensure that adequate provision is available in the medium to long-term. Confirmation of this approach will be required through masterplanning. There is some uncertainty as to the whether the site will enable a local centre to be supported.</p> <p>In comparison, the alternative sites are likely to deliver higher quantum. Alternative 1 is likely to deliver 975 dwellings over the lifetime of the plan and is therefore also likely to have a significantly positive impact. Similarly, alternative 2 would deliver around 1225 dwellings. In total the alternative sites would also increase the amount of affordable homes to be delivered to around 300 – 400 dwellings. In comparison to the allocation, the alternative boundaries may allow for the stand alone settlement to deliver more facilities of a commensurate scale to the population as further land would be allocated to allow space for a mix of uses.</p> <p>Overall, the allocation and alternatives have all been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p>Mitigation</p> <p><i>Phasing of development should include the provision of facilities to ensure the population is provided for and undue pressure is not put on others which are existing and in close proximity.</i></p> <p><i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></p> <p>Assumptions</p> <p><i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base for the allocation and alternative1. Numbers for alternative 2 are based upon the developer submission.</i></p> <p><i>The need and capacity for a school will be based upon further discussion with CYC.</i></p> <p>Uncertainties</p> <p><i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i></p>

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2. Improve the health and well-being of York's population.	<p>Avoid locating development where environmental circumstances could negatively impact on people's health;</p> <p>Improve access to open space / multi-functional open space;</p> <p>Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p> <p>Provides or promotes safety and security for residents;</p> <p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>The development of either site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>All of the boundaries currently have limited access to designated openspace. Any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment. In comparison to the allocation, the alternative site boundaries may allow for more openspace to be incorporated throughout given their larger size.</p> <p>This development should support walking and cycling within the site given its location and should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities. All sites have the opportunity to develop routes connecting to the existing urban area and throughout the site. The larger size of alternative 2, and to a lesser extent alternative 1, may allow shorter connections given the reduced distance to the main urban area in comparison to the allocation boundary.</p> <p>There are existing doctors and dentists in the vicinity of the site in general. However, capacity of these services is unknown. It is anticipated that development should support additional provision within proximity as part of a new community hub, particularly given the potential size of the new community. Provision of this should be accommodated on site to encourage local access to services. The level of facilities should be commensurate to the population and therefore more service would need to be provided with alternative boundaries compared to the allocation. This approach should have an overall benefit on the health and well-being of prospective residents and may ease existing capacity issues.</p> <p>The site has been used for agricultural purposes and therefore the risks of land contamination are considered to be low. However preliminary investigations by the site promoters has identified that there are risks of contaminants occurring within the site from the following sources:- a number of former ponds which have been found, mainly in the area north of Bad Bargain Lane which may be in-filled with low level contaminants; a former railway line which runs across the southern area of the site and a number of industrial processes which are located off site to the south east. Further assessment work will also be carried out as part of detailed investigation of ground conditions and inputs to the Environmental Impact Assessment. This is necessary to ensure appropriate remediation and mitigation can be put in place.</p> <p>A noise assessment is required to understand the likely impacts on existing residents and new residents on the site from the development as well as the A64. Preliminary noise assessments undertaken on behalf of the site promoters has identified that the dominant noise source is likely to be from distant road traffic on the A64 and to a more limited extent due to low volumes traffic on Stockton Lane and Murton Way. All of the site boundaries share the same eastern boundary and therefore all sites are likely to experience noise to the same extent from this source. There is also some potential for noise impacts from activities on the industrial estate on Outgang Lane on those properties which will be built at the south eastern end of the site. This may be comparatively slightly worse on the alternative sites which bring development closer to the north eastern edge of the employment area. The conclusions of initial assessment is that there are unlikely to be any major noise issues in relation to this site but this would need to be considered as masterplanning progresses.. A full noise assessment will be required alongside ongoing masterplanning to minimise disturbance to residents.</p> <p>The site is adjacent to existing residential areas although both site leave a greenfield buffer to the existing urban edge. The allocation is pulled further away from the existing edge in comparison to the alternative sites which both extend further eastwards. It is likely that there will be impacts on these neighbouring uses for the duration of the construction period. This is likely to be commensurate with the</p>

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		+	?	+	?	+	?	<p>proximity/location of the development on site. Although the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods, it is likely that slightly more noise will be experienced from the alternative sites given the western edge is closer to the existing urban boundary.</p> <p>On balance, it is anticipated that the impacts are likely to be positive in the medium to long-term as the facilities and open space are developed but may potentially have some short-term adverse impacts site construction. Short-term effects may be experienced more as a result of the alternative site boundaries subject to phasing.</p> <p>Mitigation</p> <p><i>Outcomes of contamination and noise assessments should be updated to in line with future masterplanning and implemented accordingly to minimise adverse effects on peoples health and well-being..</i></p> <p><i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i></p> <p>Assumptions</p> <p><i>An initial noise assessment has been undertaken by consultants on behalf of the site promoters.</i></p> <p><i>Understanding of open space and pedestrian/cycle route provision is taken from the emerging masterplan.</i></p> <p>Uncertainties</p> <p><i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i></p> <p><i>The level and type of open space will be subject to masterplanning.</i></p>
3. Improve education, skills development and training for an effective workforce.	<p>Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success;</p> <p>Provide good quality employment opportunities available to all.</p>	+	?	+	?	+	?	<p>Likely Significant Effects</p> <p>The effects as a result of the allocation and alternative boundaries are likely to be very similar on this objective.</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. There are a number of primary and secondary schools within the existing urban area which are over a 15 minute walk. Given the anticipated number of new households generated on either the allocation or alternative, additional school capacity is likely to be required accompanied by a sustainable travel plan to ensure safe access. It is likely that nursery, primary and secondary provision will need to be considered. The alternative boundaries given their higher number of households would generate a higher requirement for education in comparison to the allocation. However, the additional size of this site may enable provision to be more viable. Indicative masterplanning by the developers for both alternative sites show the inclusion of a new primary school.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term and potentially long-term in relation to the alternative sites subject to phasing of development. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development. In addition, the local centre is likely to generate a small number of jobs on the site in the long-term which could also be the</p>

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								<p>source of local training opportunities.</p> <p>Currently, the effects of this are assessed as potentially mixed positive and uncertain assessment. The uncertain effects concern the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made on or off-site.</p> <p>Mitigation</p> <p><i>A primary school should be planned into any masterplan to adequately accommodate students arising from the new development and to ensure undue pressure is not put on existing educational facilities. Secondary provision also need to be established and planned in to the scheme if applicable.</i></p> <p>Assumptions</p> <p><i>Educational capacity will be established between CYC and the site promoters as part of ongoing masterplanning.</i></p> <p>Uncertainties</p> <p><i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i></p>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<p>Help deliver conditions for business success and investment;</p> <p>Deliver a flexible and relevant workforce for the future;</p> <p>Deliver and promote stable economic growth;</p> <p>Enhance the city centre and its opportunities for business and leisure;</p> <p>Provide the appropriate infrastructure for economic growth;</p> <p>Support existing</p>	+		+		+		<p>Likely Significant Effects</p> <p>The scale of the development will require additional facilities to be developed, which would provide opportunities for a small numbers of local jobs, which should be positive in the long-term. The scale of facilities and therefore on-site jobs may be available from the alternative boundaries given their larger scale and potential ability to support a community hub.</p> <p>Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry. Opportunities for construction employment may be enhanced or be for a longer timeframe as a result of the alternative sites given the increased scale of development</p> <p>All of the development boundaries would support the housing of local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's location adjacent to Osbaldwick industrial estate and in proximity of Monks Cross in the North and the University of York to the South. The success of this will be in relation to connectivity of the site with the wider area.</p> <p>This site is therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through the provision of housing for both the allocation and alternative boundaries. While Alternative 2 is larger and may have more positive effects on this objective, they are not likely to be significant in comparison to the other site boundaries.</p> <p>Mitigation</p> <p><i>n/a</i></p> <p>Assumptions</p> <p><i>n/a</i></p>

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	employment drivers; Promote a low carbon economy.				<p>Uncertainties</p> <p><i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i></p>	
5. Help deliver equality and access to all.	<p>Address existing imbalances of equality, deprivation and exclusion across the city;</p> <p>Provide accessible services and facilities for the local population;</p> <p>Provide affordable housing to meet demand;</p> <p>Help reduce homelessness;</p> <p>Promote the safety and security for people and/or property.</p>	+	?	+	+	<p>Likely Significant Effects</p> <p>The provision of housing may help to address deprivation issues identified within the Index of Multiple Deprivation (2015) regarding barriers to housing and services in adjacent areas and across the city, which are identified as being more deprived in comparison with this area. Both the allocation and alternative development sites would contribute positively in the long-term in relation to this issue.</p> <p>The scale of the housing forecast on both the allocation and alternative would enable a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide 30% affordable dwellings of mixed tenure on site. The allocation would therefore deliver approximately 250 affordable home and the alternatives 300-400 homes. All of the sites would therefore make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development is also likely to require the development of facilities. Local provision is important given the proximity to another neighbourhood parade of scale and to enable access to essential facilities locally. This should be designed into a masterplan. Existing facilities within proximity of the site may also benefit from the large residential development as their viability could be increased. Developing any facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on the existing facilities and to ensure access from the houses on the site which are further than 800m. The level of facilities should be commensurate to the population and therefore more services would need to be provided with alternative boundaries compared to the allocation. This approach should have an overall benefit on access to facilities. There is some uncertainty in relation to the provision of a community hub in the allocation boundary in comparison to the alternatives which would be larger and have a larger population to sustain facilities.</p> <p>Overall the allocation and alternative site boundaries have been assessed as having a positive impact on this objective in the long-term.. The uncertainty in relation to the provision of a local hub is identified as uncertain for the allocation boundary. Alternative 2 is identified as potentially have significant positive effects due to its size and subject to delivering a higher number of locally accessible facilities.</p> <p>Mitigation</p> <p><i>N/a</i></p> <p>Assumptions</p> <p><i>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations. New on-site facilities would be commensurate to the new community size.</i></p> <p>Uncertainties</p> <p><i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i></p>

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								Capacity of existing schools.
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<p>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</p> <p>Deliver transport infrastructure which supports sustainable travel options;</p> <p>Promote sustainable forms of travel;</p> <p>Improve congestion.</p>	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>Overall, any development in this location should provide good transport links and be able to promote non-car modes of travel linking with existing routes into the urban area. Routes across the site should encourage walking, cycling as well as the use of buses. Achieving this will need to be through a network of attractive and safe routes across the site linking to the existing network, where possible. Extension of existing bus routes from the north and south of the site is being explored through preliminary transport planning, which would help to link any new development to the city centre. New bus routes may be more commercially attractive for the larger alternative sites, which are likely to provide a higher critical mass of population to sustain new or amended routes.</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development. A comprehensive travel plan for the site will need to be developed to ensure that travel from the site is predominantly using sustainable modes as opposed to the car.</p> <p>The Grindstone Bar park and ride is also within 1km to the south of both sites. In addition, there are cycle routes along the south side of the site directly into town (10-15mins cycle). The number, type and location of routes are dependent upon masterplanning but there is potential for this site to utilise and build upon existing transport connections as well as the creation of new ones.</p> <p>The site should provide local facilities on site, which should have a positive influence in minimising trip generation in relation to convenience goods and services. This would need to be connected to the proposed transport infrastructure on site to maximise the use of non-car modes of travel to move short distances. The provision of facilities is likely to be greater / more viable as a result of the alternative site boundaries given the larger population number would support a higher commensurate level of facilities.</p> <p>Accessibility by car to a new development will be inevitable. Accessibility would focus the traffic generated by the development on main highway corridors, which may have localised adverse effects on congestion. The level of localised impacts is also likely to be commensurate with the size of development; therefore, the alternative 2 may have the greatest negative effects. Limited access to Bad Bargain Lane is sought to leave this connecting route for public transport access. Evidence submitted by the developer considers that the alternative site boundaries would enable a new viable site access to the south connecting with Osbaldwick Link Road (as indicated on the Policies map). Access via the allocation site is deemed uncertain as the proposed access identified is not considered deliverable and existing routes would need to be utilised as set out by the landowner/developer. Any roads within the development should be designed in accordance with the principles of the Manual for Streets (MfS), with a low speed environment to discourage inappropriate use and maintain safety for residents.</p> <p>On balance, it is likely that all of these sites could have positive and negative impact on this objective, the scale of which will depend upon masterplanning. It is likely that the alternative boundaries may enable more sustainable new solutions than the allocation but also generate a commensurate level of negative effects on congestion. The appraisal of alternative 2 reflects the scale of these impacts.</p> <p>Mitigation</p> <p><i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i></p>

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								<p>A full access and movement strategy is developed to maximise connectivity to York via sustainable travel modes and behaviour. This should be agreed between relevant bodies, including the Highways Agency and CYC.</p> <p>Assumptions</p> <p>The infrastructure required for the settlement would be viable</p> <p>The scale of effects in relation to provision and congestion are commensurate to the size of the new community.</p> <p>Uncertainties</p> <p>The level of congestion as a result of this development and as a result of its occupation.</p> <p>The behaviour of future occupiers and their travel needs.</p> <p>The phasing and timescales for the appropriate infrastructure provision.</p>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<p>Reduce or mitigate greenhouse gas emissions from all sources;</p> <p>Plan or implement adaptation measures for the likely effects of climate change;</p> <p>Provide and develop energy from renewable, low and zero carbon technologies;</p> <p>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</p> <p>Adhere to the principles of the</p>	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>Effects as a result of all site boundaries are likely to be similar for this objective. Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents which are likely to be commensurate to the size of the development..</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain. However, this provision is likely to be commensurate to the size of the new community.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar technologies and medium potential for ground source heat pumps. Also, the 2014 City of York Council Renewable Energy Study found this site has high potential for district heating and should be sure to comply with policy CC3. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site. It is likely that the a higher critical mass of properties may be required for district heating and therefore the alternative sites may be more positive</p>

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	energy hierarchy.							<p>in relation to delivering renewable energy technologies in comparison to the allocation.</p> <p>The significance of the impact will depend upon masterplanning and implementation of building regulations. However, for all site boundaries there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact commensurate to the size of the new community.</p> <p>Mitigation</p> <p><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></p> <p>Assumptions</p> <p><i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i></p> <p>Uncertainties</p> <p><i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i></p> <p><i>The scale of effects as a consequence of residents is unknown.</i></p>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of biodiversity / geodiversity value;</p> <p>Improve</p>	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>This site would need to incorporate and consider green infrastructure as set out by policies within the Local Plan, relating to their creation, preservation and enhancement.</p> <p>The location of this site is predominantly arable farmland interspersed hedgerows. The alternative boundaries are larger and therefore take comparably more arable land than the allocation. The site's location is not in close proximity to nationally/internationally designated nature conservation sites. The nearest designated site is 200m to the south and is a Candidate SINC: 'Metcalfe Lane Meadows' which is 2.2ha of neutral grassland and pond. A full habitat assessment is required to ensure any other interest features on the site can be taken into account.</p> <p>Green corridors also cross over both of the sites. On the northern part of the site is District corridor:: Old Foss Beck, to the south District corridor: Osbaldwick Tang Hall Corridor and in the middle Local Corridor: Heworth Cycle Corridor. Green Corridors are a fundamental element of green infrastructure as they form linkages between assets making green infrastructure a network as opposed to a collection of sites. This has the potential to improve the porosity of the urban area to wildlife and provide an attractive access network. There is an opportunity for the site to link into this to ensure biodiversity corridors can be maintained across and linked through the site.</p> <p>Initial ecological investigations on the site undertaken by the site promoter have identified the green corridor as an ecological asset within the site. In addition, this identified that two ponds to the south have recorded sightings of Great Crested Newts and five other ponds either within proximity all having potential to support Great Crested Newts. There are a number of potential ecological constraints identified as follows:</p> <ul style="list-style-type: none"> • Ground nesting birds and breeding birds across the site including boundary features such as hedges; • Bats roosts within the mature trees within and surrounding the site; • Amphibians including Great crested newts;

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	<p>connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>							<p>• SINC designations (Sites of Interest for Nature Conservation) The initial appraisal suggests that there is potential for bats, breeding birds, badgers, water vole and otters. Further habitat studies are required to establish the species on site to enable appropriate mitigation to be planned into ongoing masterplanning.</p> <p>The main area of important habitat is the second tier wildlife site that lies in a strip of land to the south of the ponds and Bad Bargain Lane. It runs directly underneath the pylons and is a designated a Site of Interest for Nature Conservation (SINC). This area does not receive statutory protection in the same way as a Site of Special Scientific Interest (SSSI), they are protected as far as possible under policies within the Local Plan. Further work is necessary to understand the impacts of development. It is anticipated that the allocation boundary and both alternatives may have a potentially negative effect on this SINC.</p> <p>The site will also be required to include on-site provision of open space which could help for connecting with green infrastructure throughout the site. Different types of space should be provided to provide a diverse range of recreational opportunities. Similarly, the site should provide spaces for people to access and enjoy the natural environment. The quantum of openspace should be commensurate the scale of the new community and therefore more openspace would be required for the larger alternatives boundaries in comparison to the allocation. This is subject to policies set out in the Local Plan.</p> <p>On balance, a cautionary approach needs to be taken with this site given that further work is required through ecological studies. Whilst there is the potential to have a direct long-term positive effect from access to the natural environment and provision of openspace creating green linkages, it is subject to further study and identification of suitable mitigation. . It has therefore been assessed as having positive and negative effects on this objective.</p> <p>Mitigation</p> <p><i>Ecological studies to be completed to enable further understanding of the sites ecological interest features.</i></p> <p><i>Phasing of development should prioritise locations away from any areas identified to have high ecological interest to minimise disturbance and allow any ecological enhancement to establish.</i></p> <p><i>A full Green Infrastructure Plan for the development should be developed, incorporating open space and a biodiversity management plan.</i></p> <p>Assumptions</p> <p><i>A programme of further studies to be agreed between site promoters and CYC ecologists as part of the ongoing masterplanning process.</i></p> <p>Uncertainties</p> <p><i>The results of ecological studies currently under preparation and their requirements for mitigation.</i></p> <p><i>The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.</i></p>
<p>9. Use land resources efficiently and safeguard</p>	<p>Re-use previously developed land; Prevent pollution</p>	- -	- -	- -	- -	- -	- -	<p>Likely Significant Effects</p> <p>This is a greenfield site. It is predominantly grade 2b/3 agricultural land, which signifies it is high grade agricultural land. This would be a significant loss of the land type within this area and would therefore have a negative impact on this objective. The alternative boundaries are</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation boundary (site 850)	Alternative 1 (site 986)	Alternative 2 (site 981)	Commentary*
their quality.	<p>contaminating the land and remediate any existing contamination;</p> <p>Safeguard soil quality, including the best and most versatile agricultural land;</p> <p>Protect or enhance allotments;</p> <p>Safeguard mineral resources and encourage their efficient use.</p>				<p>larger and therefore take comparably more arable land than the allocation and would have a more significant impact.</p> <p>The site has been used for agricultural purposes and therefore the risks of land contamination are considered to be low. However preliminary investigations by the site promoters has identified that there are risks of contaminants occurring within the site from the following sources:-</p> <ul style="list-style-type: none"> a number of former ponds which have been found, mainly in the area north of Bad Bargain Lane which may be in-filled with low level contaminants; a former railway line which runs across to the south of the site and a number of industrial processes which are located off site to the south east (although changes to proposed boundaries site these further from the potential development site). <p>Further assessment work will also be carried out as part of detailed investigation of ground conditions and inputs to the environmental Impact Assessment. This is necessary to ensure appropriate remediation and mitigation can be put in place.</p> <p>As part of the development of the site there will be a need to incorporate a variety of open space, including allotments. This would have a positive impact on this objective in the medium to long-term, subject to further masterplanning and implementation.</p> <p>All of the boundaries have been appraised as having potentially a significantly negative effect as a result of being greenfield and agricultural land.</p> <p>Mitigation</p> <p><i>A full ground conditions survey will be required.</i></p> <p>Assumptions</p> <p><i>The terms and outcomes of any survey will be in discussion with appropriate officers at CYC.</i></p> <p>Uncertainties</p> <p><i>The implementation and scale of allotments provision is currently uncertain.</i></p>
10. Improve water efficiency and quality.	<p>Conserve water resources and quality;</p> <p>Improve the quality of rivers and groundwaters.</p>	-	-	-	<p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development in all cases should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective. It should be acknowledged that the scale of</p>

ST7: East of Metcalfe Lane

(Allocation Site ref: 850)

SA Objective	Sub-objective (Will the site...?):	Allocation boundary (site 850)	Alternative 1 (site 986)	Alternative 2 (site 981)	Commentary*
					<p>measures required will be commensurate to the size of the new community with the larger alternatives likely to require more measures in comparison to the allocation.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, the allocation and alternative sites have been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<p>Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.</p>	-	-	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. Any development in this location would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill. It is reasonable to assume that the larger site alternatives would produce more waste and may require new local facilities.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of all of the sites are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <p><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></p> <p>Assumptions</p> <p><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></p>

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(Allocation Site ref: 850)

SA Objective	Sub-objective (Will the site...?):	Allocation boundary (site 850)	Alternative 1 (site 986)	Alternative 2 (site 981)	Commentary*
					<p>Uncertainties</p> <p><i>The level of waste processed during the construction and remediation phases is unknown.</i></p>
12. Improve air quality.	<p>Reduce all emissions to air from current activities;</p> <p>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</p> <p>Support the development of city wide low emission infrastructure;</p> <p>Improve air quality in AQMAs and prevent new designations;</p> <p>Avoid locating development where it could negatively impact on air quality;</p> <p>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of</p>	-	-	-	<p>Likely Significant Effects</p> <p>There are no AQMAs adjacent to this site. However, there is potential for increased congestion/ traffic flows associated with both construction and operational traffic. Air quality levels should be monitored and managed as there are potentially large air quality implications for the arterial routes in towards the city. There is an AQMA around the city centre, which may be affected should travel increase towards the city centre. There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery. Impacts are likely to be commensurate to the size development such as the volume of traffic. It is therefore likely that the larger alternative sites may have a greater impact in the longer term. A full air quality impact assessment is therefore likely to be required.</p> <p>Preliminary air quality appraisal undertaken by the site promoters has considered the potential impacts on the development. The main air pollution is associated with nitrous oxide emissions from traffic on nearby roads including Murton Way, Bad Bargain Lane and Stockton Lane. An additional source of potential air pollution is the Outgang Lane industrial estate which could generate dust or odours impacting on future residents. However the initial appraisal confirms that there are no major issues which will impede the delivery of the site. Given alternative site 2 beings the southern boundary of the site closer to the industrial estate on Murton Way, it is reasonable to assume that this may be more adversely affected than the allocation or alternative1.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site for all boundaries could be negative subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p>Mitigation</p> <p><i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i></p> <p>Assumptions</p> <p><i>Initial work to appraise air quality has been undertaken by the site promoters. A full air quality assessment will be undertaken alongside ongoing masterplanning of the site.</i></p> <p>Uncertainties</p>

ST7: East of Metcalfe Lane

(Allocation Site ref: 850)

SA Objective	Sub-objective (Will the site...?):	Allocation boundary (site 850)		Alternative 1 (site 986)		Alternative 2 (site 981)		Commentary*
	future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car.							There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs).	-	0	-	0	-	0	<p>Likely Significant Effects</p> <p>This development site is predominantly flood zone 1 but it does contain an areas of high flood risk to the northern end of the site (flood zone 3b and 3a). These areas follow and radiate from the Foss /Tang Hall Beck in the north. Development should be avoided in this location to minimise flood risk to prospective and existing residents who are in close proximity of the Beck. Any new development in this location would require appropriate mitigation to ensure that fluvial flood risk is not exacerbated. Whilst the allocation and alternative 1 boundaries predominantly exclude this higher flood zone area, Alternative 2 would be most affected as this boundary incorporates the area of higher flood risk.</p> <p>In addition, pluvial flooding and surface water management need to be considered. This site is a greenfield site and would require a run-off rate not exceeding existing run-off rates (in accordance with the Flood Risk Strategy). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose open space to minimise further flood risk as a result of any development.</p> <p>Preliminary investigations by the site promoters for the alternative sites has confirmed that they are predominantly flood zone 1. Drainage study has identified that the land drains to the northwards towards the Foss/Tang Hall Beck north of Bad Bargain Lane in the centre of the site and drains southwards towards Osbaldwick Beck to the South of this road with small scale drainage ditches running alongside field boundaries. In addition, further this work confirms that a system of sustainable drainage will be developed to ensure that surface water run-off from developed areas does not exceed the current greenfield run-off rate from the site. A series of SUDS ponds/swales will be developed across the site in accordance with current guidance and EA advice to ensure that run-off is attenuated prior to being discharged to a watercourse. Attenuation will be designed to accommodate up to the 100-year storm event, plus a factor of 50% to account for climate change and urban creep across the development lifetime.</p> <p>The impact on this objective for all sites has been identified as negative given that there are areas of high flood risk to the north and that flood risk management planning for the site is ongoing. A neutral assessment has also been recorded given that much of the site is identified as being within flood zone 1 where much of the proposed built development should be directed and the feasibility of implementing of SUDs to manage drainage..</p> <p>Mitigation</p> <p><i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i></p> <p><i>Areas of high flood risk should be avoided for development purposes.</i></p>

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(Allocation Site ref: 850)

SA Objective	Sub-objective (Will the site...?):	Allocation boundary (site 850)		Alternative 1 (site 986)		Alternative 2 (site 981)		Commentary*
								<p>Ongoing flood risk management planning is undertaken and fed into the masterplan of the site.</p> <p>Assumptions</p> <p>The development of the site would require mitigation for surface water.</p> <p>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</p> <p>Uncertainties</p> <p>n/a</p>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<p>Promote or enhance local culture;</p> <p>Preserve or enhance designated and non-designated heritage assets and their setting;</p> <p>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</p>	-	--	-	--	-	--	<p>Likely Significant Effects</p> <p>There are no designated heritage assets within the site but to the south is Osbaldwick Conservation Area. An appropriate green buffer would be required to avoid harm on the historic setting of this area. Alternative 2 brings development closer to this area and therefore may require more consideration of impact on the conservation area in comparison to allocation boundary and alternative 1.</p> <p>An archaeological desktop survey has been undertaken for the site, relevant to all sites. This has revealed that onsite archaeology is likely to be present. Evidence of a Romano-British settlement is well known in the vicinity of Apple Tree Farm within is included within the middle of the site. Also, both Sugar Hill Farm at the north end of the site (shown on the first edition OS plan c.1852) and Cottage Farm may have potential for archaeological remains. Non designated landscape features exist across the site and outside of this boundary such as medieval ridge and furrow (in varying degrees of preservation) and medieval and post-medieval field boundaries. The ridge and furrow may also protect earlier landscape features lying beneath it. The HIA also recognises the historic value of the landscape and associated hedgerows. Further non-intrusive archaeological investigation such as geophysical survey should precede any excavation to assess the nature and significance of any archaeological deposits on site. This should be done as part of the emerging masterplanning process to ensure that any areas identified can be appropriately considered / mitigated within the design.</p> <p>The Heritage Impact Assessment (2014) has identified potential issues in relation to predominantly compactness, archaeological complexity and landscape and setting. Whilst all of the boundaries are standalone and located within the inner ring-road, it would expand the perceived urban boundary outwards. This impact would be the same for all of the boundaries as they extend the same eastern boundary. This boundary, in comparison to alternatives, reduces the potential for any development to erode the identity of each area through extension and loss of distinct boundaries and open space given that it incorporates green space between the existing settlement edge and any new development. Masterplanning should ensure that this standalone settlement forms a clearly identifiable community.</p> <p>On balance it has been concluded that for all boundaries there is the potential for minor to significant negative effects against this objective subject to the implementation of mitigation.</p> <p>Mitigation</p> <p>Masterplanning needs to take consideration of the views on site to ensure that they are not obstructed through development. Further analysis is required.</p> <p>In defining the development, the strong identity of the site needs to be taken into consideration.</p>

ST7: East of Metcalfe Lane

(Allocation Site ref: 850)

SA Objective	Sub-objective (Will the site...?):	Allocation boundary (site 850)		Alternative 1 (site 986)		Alternative 2 (site 981)		Commentary*
								<p>Assumptions</p> <p>n/a</p> <p>Uncertainties</p> <p>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</p>
<p>15. Protect and enhance York's natural and built landscape.</p>	<p>Preserve or enhance the landscape including areas of landscape value;</p> <p>Protect or enhance geologically important sites;</p> <p>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</p>	-	--	-	--		--	<p>Likely Significant Effects</p> <p>The impacts on landscape are similar for allocation and alternatives. The landscape in this area is predominantly arable. The landscape of the area varies from east to west with the west being interrupted and screened by dense hedgerows creating an historic enclosure landscape and the east primarily large fields with sparse hedgerows.</p> <p>The HIA also identified that the development of the site would reduce the field margin between the ring road and urban areas making it more visible in this location which would have an impact on the rural setting of the city. This impact would be the same for all of the boundaries as they extend the same eastern boundary. Any development would also reduce the context of farmsteads and the contribution they make to the rural character and identity. In order to mitigate this, the site needs to contain a strong element of green infrastructure to help retain the open and rural feel, particularly to the southern and eastern boundaries. Green wedges should be retained to also help reinforce the pattern of greenspace filtering into the city centre as per the other Strays in York. In addition the existing green corridors should be retained in the development along the south Beck to provide a distinction between Tang Hall and Heworth. The alternative sites, particularly alternative2, would have more negative impacts in retaining a green space buffer as they bring the western edge closer to the existing urban area.</p> <p>The HIA identifies that any development may obscure views towards the city and of landmarks such as the Minster. Development will also impact upon the vantage points for views out of York towards the rural areas and neighbouring villages. Local views of the rural landscape from existing housing e.g on Bramley Garth and Hill View will also be impacted upon by the new development. The development should ensure that views through the site are incorporated to maximise the key view towards the Minster. Similarly, green space should be used to reduce the impact of the development from the ring-road.</p> <p>Key recommendations for mitigating effects on the landscape were set out in a Landscape Appraisal for an alternative site boundary. However, still relevant for consideration with these boundaries are the following:</p> <ul style="list-style-type: none"> • Create a new Green Belt edge to the sites eastern boundary contiguous with strong existing hedgerows at the western edge of large-scale fields at the line of Outgang Lane to define the eastern boundary. • Retain field hedgerows to act as the core of green infrastructure and to create habitat linkages across the site, linking north and south, east and west. • Retain a broad swathe of land along the course of Old Foss Beck as open space, to act as an important open space, or planted with a range of habitat types. • Create linear open space network based on existing PROWs and valuable landscape features and focussed on retaining views of the Minster where available. • Create enhanced green edges particularly to southern and eastern boundaries with publically accessible open space, planting and lower density/massing/height to soften the proposed built form when seen in views towards the site, and to create a transition between suburban areas and the countryside.

ST7: East of Metcalfe Lane

(Allocation Site ref: 850)

SA Objective	Sub-objective (Will the site...?):	Allocation boundary (site 850)	Alternative 1 (site 986)	Alternative 2 (site 981)	Commentary*
					<ul style="list-style-type: none"> Utilise links existing suburban areas where possible. Create linear linkages. Create sustainable urban drainage scheme linked to Old Foss Beck and utilise as habitat creation areas. Enhance existing hedgerows by interplanting where required and supplement planting to define green corridors and provide a sense of place. Utilise larger plant stock in key areas to provide more immediate impact Use native species including a proportion of evergreen plants. <p>In general, any development in this location will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the garden village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>All of the sites have been appraised as having a significant negative effect. It is considered that the effects for the allocation boundary and alternative 1 could be reduced to minor subject to the implementation of mitigation and treatment of the landscape as set out above and in agreement with City of York Council. Alternative 2, due to its larger size may have more significant negative impact in the long-term given that it extends the boundary of the site to be closer to the existing urban area to the west, compromising the green wedge and to the south.</p> <p>Mitigation</p> <p><i>To reduce the impact development of the rural character, any development scheme must incorporate appropriate buffering to reduce visibility of development.</i></p> <p><i>Two principle green wedges should be designed into the scheme adjoining the southern boundary and to the north alongside the Foss Beck to help maintain the setting of Osbaldwick Conservation area to the south and the identity of communities/the existing green corridor to the west/ north.</i></p> <p><i>Emerging masterplanning should incorporate the findings of the landscape appraisal to help minimise impacts in this location.</i></p> <p><i>Full archaeological surveys are completed and, where applicable, inform the landscape masterplan to ensure the integrity of the deposits.</i></p> <p><i>Views are identified and continued to be planned into ongoing masterplanning of the site.</i></p> <p><i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</i></p> <p>Assumptions</p> <p><i>The preliminary Landscape Appraisal has been completed on behalf of the Landowners/developers.</i></p> <p><i>Preliminary masterplanning has been undertaken by the landowners/developers. Masterplanning is ongoing.</i></p> <p><i>Mitigation and landscape principles would be agreed with City of York Council</i></p>

ST7: East of Metcalfe Lane

(Allocation Site ref: 850)

SA Objective	Sub-objective (Will the site...?):	Allocation boundary (site 850)	Alternative 1 (site 986)	Alternative 2 (site 981)	Commentary*
					<p>Uncertainties</p> <p><i>Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to heritage issues is not likely to be known fully until the planning application stage.</i></p> <p>Uncertainties</p> <p><i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i></p>

Summary

Allocation site:

A significant positive effect was recorded against objective 1 (housing) due to the provision of a significant number of new dwellings and inclusion of new community facilities and objective 5 (equality) as a result of access to local services and the contribution towards affordable housing. A significant negative effect was identified for objective 9 (land use) due to proposed development on greenfield land and the risk of potential ground contamination. Objective 14 (cultural heritage) and 15 (landscape) were assessed as significant/minor negative effects due to the expected impacts on archaeology, loss of local identity, and vantage points with views towards and out of York

Objective 4 (jobs) was assessed as a minor positive effect due to the generation of construction jobs and longer term employment opportunities on the development. A minor negative effect was identified for objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation, and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality.

A mixed minor positive and negative effect was recorded for objective 2 (health) due to the access to open space and outdoor leisure activities and the potential for short and long term noise impacts, and objective 3 (education and training) due to the opportunities for skills development during construction and longer term in addition to the lack of capacity of educational establishments. Objective 6 (transport) was also assessed as a mixed effect as a result of the availability of sustainable transport options plus the overall increase in car use and associated congestion, as was objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. The same effects were also recorded against objective 8 (biodiversity) due to the expected improvements to green infrastructure and the presence of a SINC and protected species which may be negatively affected by the development. Objective 13 (flooding) is identified as minor negative/neutral due to the opportunities for sustainable drainage systems and raised flood risk at the edges of the site.

There are uncertainties over the number of students from the development and number of jobs generated, provision of allotments, the level of congestion, the amount of waste generated and the scale of archaeology present on site.

Alternative sites:

The alternative sites score the same as the allocation boundary for majority of objectives. The scores differ predominantly in relation to the scale of impacts as a result of larger developments and housing numbers. Whilst there is a greater impact in relation to alternative 1, the most significant effects in comparison to the allocation would be in relation to alternative 2. Alternative 2 is shown to have more significant positive for objective 5 in relation to the potential of on-site facilities which would need to be of a greater scale commensurate to the community size. A significant negative and positive was also identified for alternative 2 in relation to objective 6 as whilst the larger site may provide more critical mass for alternatives to car, it is likely that there would also be a greater localised impact on congestion as a result of development in comparison to the allocation boundary and alternative 1. A significant negative is also identified for alternative 2 in relation to objective 15 given the site boundary compromises the green wedge between the new settlement and existing urban area.

Key

Symbol	Likely Effect on the SA Objective		
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++	The policy is likely to have a significant positive effect	?	Uncertain or insufficient information on which to determine effect
+	The policy is likely to have a positive effect	-	The policy is likely to have a negative effect
0	No significant effect / no clear link	--	The policy is likely to have a significant negative effect

ST8: North of Monks Cross

(Allocation site ref: 849)

A Objective	Sub-objective (Will the site...?):	Allocation (site 849)	Alternative 1 (site 905)	Alternative 2 (site 913)	Alternative 3 (site 914)	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<p>Deliver homes to meet the needs of the population in terms of quantity, quality;</p> <p>Promote improvements to the existing and future housing stock;</p> <p>Locate sites in areas of known housing need;</p> <p>Deliver community facilities for the needs of the population;</p> <p>Deliver pitches required for Gypsies and Travellers and Showpeople.</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>Likely Significant Effects</p> <p>The proposed allocation boundary for the North of Monks Cross Site is forecast to provide 968 dwellings overall and 875 within the plan period. This represents approximately 4.8% of the total requirement over the plan period. This is a significant development within the city that has the potential to provide a new community and respond to mixed needs. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. This number of dwellings, in line with the Affordable Housing Policy (H10) within the Local Plan, should provide around 260 affordable units which would also be significantly positive in meeting the city's housing needs.</p> <p>The alternatives have the potential to deliver between 1,300-1,500 new dwellings (based on a standard density calculation). This would also provide around 390- 450 affordable dwellings and would represent a significant positive in meeting housing need. Proposals by the developer consider that both alternative 1 and 3 have the ability to deliver 1,400 dwellings.</p> <p>Some local facilities and services are available within proximity of part of the site such as a supermarket (400m) and primary school (800m), which would be positive in the short-term. The southern part of the site is also in close proximity to Monks Cross retail park which offers a variety of convenience shopping. Given its size however, further local facilities will need to be provided commensurate to the scale of population to ensure that adequate provision is available in the medium to long-term. It is reasonable to assume therefore that the alternative boundaries would require a higher level of facilities in comparison to the allocation boundary due to the size of the proposed new community. The provision of facilities will be further determined through masterplanning.</p> <p>Overall, all of the sites have been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p>Mitigation</p> <p><i>Phasing of development should include the provision of facilities to ensure the population is provided for and undue pressure is not put on others which are existing and in close proximity.</i></p> <p><i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></p> <p>Assumptions</p> <p><i>The need and capacity for a school will be based upon further discussion with CYC.</i></p> <p><i>Alternative housing number for alternatives 1 and 3 are provided by the site promoter.</i></p> <p>Uncertainties</p> <p><i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning</i></p>

										<i>application.</i>
2. Improve the health and well-being of York's population.	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health.	+	-	+	-	+	-	+	--	<p>Likely Significant Effects</p> <p>The development of this site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The development currently has access to a variety of open space within proximity of the site and built sports facilities (within 500m). However, any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment. It is therefore reasonable to assume that the alternative boundaries would deliver more openspace in comparison to the allocation.</p> <p>The allocation boundary is stepped away from Huntington allowing a green wedge to the western edge which may be treated as openspace by both the existing and new community. In addition, a new strategic openspace would be provided to the east of Monk Cross Link Road which would combine a new recreational area. In comparison, alternatives 1 and 2 would bring development closer towards the existing urban area of Huntington. This may compromise the delivery of a green wedge although part of this could still arguably be used for openspace. All of the alternatives would incorporate the delivery of the new strategic openspace to the east.</p> <p>This development should support walking and cycling within the site given its location and should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities. New interconnected cycle and pedestrian networks should be provided to open space to maximise accessibility and health benefits</p> <p>There are existing doctors and dentists within 400m of part of the site and it is anticipated that this development should support additional provision within a local centre to ensure the new and existing population have adequate access to healthcare. Provision of this should be accommodated on site to encourage local access to services. This approach should have an overall benefit on the health and well-being of prospective residents. It is reasonable to assume that the requirements for facilities would increase for the alternative boundaries as they propose higher numbers of dwelling and therefore population requiring facilities.</p> <p>The site has been used for agricultural purposes and therefore the risks of land contamination are considered to be low.</p> <p>A noise assessment is required to understand the likely impacts on existing residents and new residents on the site from the development as well as the A64/A1237. Initial investigations undertaken on behalf of the site promoter have found that the major noise source affecting the site is road traffic, both from the A1237 York ring road, and also from the Monks Cross Link road. Some noise from the operation of the industrial units was also present at areas close to the boundary with the Monks Cross development, although this was at a much lower level than the noise due to road traffic at locations close to the roads. The assessment has shown that noise decreases westwards across the site. The noise assessment identifies that new receptors close to the main sources of noise may require mitigation in relation to buildings standards may be necessary to ensure there is not an adverse impact on health. These outcomes are relevant to the allocation as well as the alternatives, Alternative 2 is likely to experience the most noise as the boundary of the site would extend northwards towards the A64.</p> <p>It is likely that there will be impacts on these neighbouring uses for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. In comparison to alternatives, the allocation boundary may have a slightly reduced impact given that there is a clear development break between the site boundary and Huntington. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods. It is more likely however, that the alternative boundaries have more significant impacts as the site boundaries adjoin with the existing urban area to varying degrees.</p> <p>On balance, it is anticipated that the impacts for the allocation boundary is likely to be positive in the medium to long-term as the facilities and open space are developed but may potentially have some short-term adverse impacts from site construction. Alternatives 1, 2 and 3 are identified to have the same potential positive impacts but alternatives 1 and 2 may have more</p>

										<p>negative impacts as a result of impacts on existing residents. Significant negative is identified for alternative 3 as a result of increasing potential to exposure to road noise tot he north.</p> <p>Mitigation</p> <p><i>Outcomes of contamination and noise assessments should be updated in line with future masterplanning and implemented accordingly to minimise adverse effects on peoples health and well-being..</i></p> <p><i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i></p> <p><i>A variety of openspace will be required to meet the existing and new community's requirements.</i></p> <p>Assumptions</p> <p><i>An initial noise assessment has been undertaken on behalf of the site promoter and remains valid.</i></p> <p>Uncertainties</p> <p><i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i></p> <p><i>The level and type of open space will be subject to masterplanning.</i></p>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<p>Provide good education and training opportunities for all;</p> <p>Support existing higher and further educational establishments for continued success;</p> <p>Provide good quality employment opportunities available to all.</p>	+	?	+	?	+	?	+	?	<p>Likely Significant Effects</p> <p>Educational provision will need to be in line with policies set out in the Local Plan. It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. There are a number of primary schools within around 400m and there is no secondary school within 800m with the nearest being Huntington School (1km). Given the anticipated number of new households that the allocation site would generate, a new primary school/ additional secondary school capacity is likely to be required. It is reasonable to assume the larger alternative boundaries supported by the site promoters would incur greater requirements for education commensurate with the size of the new community. Alternative 3 with the largest boundary would incur the highest provision and have space to provide the appropriate facilities.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development. In addition, the local centre is likely to generate a small number of jobs on the site in the long-term which may provide some local limited local training opportunities. The alternative site may have greater positive effects in relation to jobs and training given they would provide more development and therefore present longer term opportunities.</p> <p>Currently, the effects of all of the sites are assessed as potentially positive but with some uncertain effects identified concerning the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made. Alternative 3 may have minor to significant positive effects as a result of jobs over the long term and higher educational provision but on balance has been recorded as minor positive to balance the uncertainty.</p> <p>Mitigation</p> <p><i>Primary and secondary school provision also needs to be established</i></p> <p>Assumptions</p> <p><i>Educational capacity will be established between CYC and the site promoters as part of ongoing masterplanning.</i></p>

									<p>Uncertainties</p> <p><i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i></p>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<p>Help deliver conditions for business success and investment;</p> <p>Deliver a flexible and relevant workforce for the future;</p> <p>Deliver and promote stable economic growth;</p> <p>Enhance the city centre and its opportunities for business and leisure;</p> <p>Provide the appropriate infrastructure for economic growth;</p> <p>Support existing employment drivers;</p> <p>Promote a low carbon economy.</p>	+	+	+	+				<p>Likely Significant Effects</p> <p>The scale of the development for all boundaries will require a local centre/neighbourhood parade offering services and facilities, which would provide opportunities for a small numbers of local jobs. This should be positive in the long-term for all of the site boundaries. The scale of facilities and therefore on-site jobs may be more available from the alternative boundaries given their larger scale and potential ability to support a community hub.</p> <p>Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry. Opportunities for construction employment may be enhanced or be for a longer timeframe as a result of the alternative sites given the increased scale of development.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's location adjacent Monks Cross which has established industrial/commercial and retail opportunities. The larger alternative boundaries would clearly house more of the city's workforce than the allocation boundary.</p> <p>All of the sites are therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through the provision of housing. Significant positive has not been identified as this site is predominantly for residential use.</p> <p>Mitigation</p> <p><i>n/a</i></p> <p>Assumptions</p> <p><i>n/a</i></p> <p>Uncertainties</p> <p><i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i></p>
5. Help deliver equality and access to all.	<p>Address existing imbalances of equality, deprivation and</p>	++	++	++	++				<p>Likely Significant Effects</p> <p>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2015) regarding barriers to housing and services in adjacent areas and across the city, which are identified as being more deprived in comparison with this area.</p>

	<p>exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property.</p>									<p>The scale of the housing forecast on both the allocation and alternative would enable a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide 30% affordable dwellings of mixed tenure on site. The allocation would therefore deliver approximately 260 affordable home and the alternatives 390-450 homes. All of the sites would therefore make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development is also likely to require the development of facilities. Local provision is important given the proximity to another neighbourhood parade of scale and to enable access to essential facilities locally. This should be designed into a masterplan. Existing facilities within proximity of the site may also benefit from the large residential development as their viability could be increased. Developing any facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on the existing facilities and to ensure access from the houses on the site which are further than 800m. The level of facilities should be commensurate to the population and therefore more services would need to be provided with alternative boundaries compared to the allocation. This approach should have an overall benefit on access to facilities. For alternative 3, further consideration would need to be given to connectivity given that the site is split by North Lane.</p> <p>Overall the allocation and alternative site boundaries have been assessed as having a positive impact on this objective in the long-term. The alternative boundaries, particularly alternative 3, are identified as potentially have significant positive effects due to its size and subject to delivering a higher number of locally accessible facilities.</p> <p>Mitigation n/a</p> <p>Assumptions The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</p> <p>Uncertainties The facilities and services provided on the site will be subject to masterplanning and occupation following development.</p>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<p>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel;</p>	+	-	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>Overall, the development should have good transport links and be able to promote non-car modes of travel. Routes across the site should encourage walking, cycling as well as the use of buses. Achieving this will need to be through a network of attractive and safe routes across the site linking to the existing network, where possible. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>The general site location currently has varying access to frequent and non-frequent routes. The Monks Cross park and ride is also within 1.5km to the south of the site offering a frequent route direct to the city centre. In addition, there are cycle routes along the south side of the site directly into town (10-15mins cycle). The number, type and location of additional routes are dependent upon masterplanning but there is potential for this to have a positive impact on this objective due to the ability to utilise and build upon existing transport connections as well as the creation of new ones. The need for the number and type of connections directly relate to the size of the new community and therefore, the alternative site boundaries, particularly alternative 2, would require more connections. However, given that the alternatives all connect more directly to the east compared to the allocation, these sites may have more ways to link with the existing urban area, subject to opportunity.</p> <p>Preliminary transport planning for the site identifies a potential diversion of an existing bus routes going through the site, including an extension to the park and ride. This approach is considered a feasible way to ensure that access ability across the whole site is good for all residents. It is also reasonable to assume that the alternatives site boundaries may male this more</p>

	<p>Improve congestion.</p>									<p>commercially viable given they would provide a critical population mass to support the new or amended routes.</p> <p>All of the sites will need to provide local facilities on site, which should have a positive influence in minimising trip generation in relation to convenience goods and services. This would need to be connected to the proposed transport infrastructure on site to maximise the use of non-car modes of travel to move short distances.</p> <p>Accessibility by car to a new development will be inevitable. All of the boundaries are likely to have an impact on the existing roads as a result of development. Initial transport planning for cars relevant to the allocation and all of the alternatives has identified that primary access would be via Monks Cross Link (south western boundary) and a secondary access from North Lane, an existing lane to the centre of Huntington. An additional access northwards would be required for alternative 3. All accesses would be in close proximity of the A1237 and A64 helping to focus the traffic generated by the development onto existing highway corridors. Localised effects may be experienced in relation to congestion and there is a risk of increased traffic flow in the Huntington area, particularly as result of access to/from North Lane. The level of localised impacts is also likely to be commensurate with the size of development; therefore, the alternative 3 may have the greatest negative effects. Roads within the development should be designed in accordance with the principles of the Manual for Streets (MfS), with a low speed environment to discourage inappropriate use and maintain safety for residents.</p> <p>A comprehensive travel plan for the site will need to be developed to ensure that travel from the site is predominantly using sustainable modes as opposed to the car.</p> <p>It is likely that the allocation and site alternatives could have positive impacts due to the areas existing connections and potential for further connectivity. Minor negative effects are identified in relation to the potential impact on congestion as a result of the allocation site although the scale of impact will depend upon masterplanning and uptake of sustainable transport options. Whilst minor effects are identified for alternatives 2 and 3, it is acknowledged that there are likely to be greater effects than the allocation boundary. For alternative 3, the potential significant impact recognises increased localised impacts as a result of additional access off North Lane to the north for the additional circa 250 homes.</p> <p>Mitigation</p> <p><i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i></p> <p><i>A full access and movement strategy is developed to maximise connectivity to York via sustainable travel modes and behaviour. This should be agreed between relevant bodies, including the Highways Agency and CYC.</i></p> <p>Assumptions</p> <p><i>The infrastructure required for the settlement would be viable</i></p> <p><i>The preliminary transport assessment has been undertaken on behalf of the site promoters with input from external bodies and remains valid.</i></p> <p>Uncertainties</p> <p><i>The level of congestion as a result of this development and as a result of its occupation.</i></p> <p><i>The behaviour of future occupiers and their travel needs.</i></p> <p><i>The phasing and timescales for the appropriate infrastructure provision.</i></p>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed</p>	<p>Reduce or mitigate greenhouse gas emissions from all</p>	<p>+</p>	<p>-</p>	<p>+</p>	<p>-</p>	<p>+</p>	<p>-</p>	<p>+</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by</p>

<p>response to its effects.</p>	<p>sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.</p>	<p style="background-color: #90EE90;">-</p>	<p style="background-color: #FFD700;">-</p>	<p style="background-color: #90EE90;">-</p>	<p style="background-color: #FFD700;">-</p>	<p style="background-color: #90EE90;">-</p>	<p style="background-color: #FFD700;">-</p>	<p style="background-color: #90EE90;">-</p>	<p style="background-color: #FFD700;">-</p>	<p>the residents which are likely to be commensurate to the size of the development.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar PV as well as medium potential for district heating, biomass and ground source heat pumps. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site. It is likely that the a higher critical mass of properties may be required for district heating and therefore the alternative sites may be more positive in relation to delivering renewable energy technologies in comparison to the allocation.</p> <p>The significance of the impact will depend upon masterplanning and implementation of building regulations. However, for all site boundaries there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact commensurate to the size of the new community.</p> <p>On balance, all of the sites are likely to have both positive long-term and potential minor negative short-tern effects.</p> <p>Mitigation</p> <p><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></p> <p>Assumptions</p> <p><i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i></p> <p>Uncertainties</p> <p><i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i></p> <p><i>The scale of effects as a consequence of residents is unknown.</i></p>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural</p>	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs,</p>	<p style="background-color: #FFD700;">-</p>	<p style="background-color: #FFD700;">-</p>	<p style="background-color: #FFD700;">-</p>	<p style="background-color: #FFD700;">-</p>	<p style="background-color: #FFD700;">-</p>	<p style="background-color: #FFD700;">-</p>	<p style="background-color: #FFD700;">-</p>	<p style="background-color: #FF0000;">--</p>	<p>Likely Significant Effects</p> <p>This site would need to incorporate and consider green infrastructure as set out by policies within the Local Plan, relating to their creation, preservation and enhancement.</p> <p>Impacts for all of the boundaries are appraised to similar given they all overlap the same area. The site is predominantly arable farmland comprising large fields interspersed with hedgerows. It is not in close proximity to nationally/internationally designated nature conservation sites. However, the allocation and alternatives are within 400m of 2 Candidate SINCS; one to the north and one to the southwest. These areas would need to be considered sensitively in ongoing masterplanning to ensure that adverse</p>

<p>environment.</p>	<p>RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of bio-diversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>					<p>effects are avoided. Alternative 3 would take development closer to the SINC in the north and may have more negative effects as a result of this.</p> <p>This area of York also has a number of ponds with known populations of Great Crested Newts. The populations of GNCs would be need to taken into consideration within any site design to ensure that the integrity of their environment can be maintained.</p> <p>A linear wildlife corridor has been created surrounding the existing Monks cross development which would need to be maintained in relation to development. The allocation boundary allows for a potential green corridor on the western edge of the site between the existing urban edge and the any new development. In addition, land to the east, not identified in the boundary of the site, is proposed for ecological enhancement, recreation and drainage mitigation. This would offer biodiversity enhancement opportunities. The alternative boundaries may compromise the green wedge by extending development towards the existing urban edge.</p> <p>In addition, initial ecology evidence gathered on behalf of the site promoter for an alternative boundary remains valid for the allocation and alternatives. This identified:</p> <ul style="list-style-type: none"> • Neutral grassland occupies approximately a large proportion of the site, the majority of which has at one point been subjected to some degree of agricultural improvement. Grassland in the site is nearly all species poor either through agricultural improvement or cessation of grazing leading to domination of coarse grasses. • The site supports a strong network of low to moderately diverse hedgerows, eleven of which can be defined as 'Important' under the Hedgerows Regulations 1997. • Due to the presence of many well connected ponds both on and surrounding the site, combined with the knowledge that great crested newt populations are present in the area, a survey was undertaken for GNCs. The results demonstrate that there is a small population of great crested newt present in two ponds on site with the discovery of eggs confirming that they are actively breeding. The immediate area contains good terrestrial habitat. • The buildings are assessed as having either very limited or no bat roost potential. Many of the mature trees, however, have been found to support features with bat roost potential, such as cavities, split limbs and woodpecker holes. The vast majority of the site is considered to be of low importance to foraging bats. In addition the hedgerow network and mature trees represent a well-connected corridor through the site, which presents opportunities for localised foraging/commuting. Further survey revealed that Bat activity across the site was generally low, associated with common species and largely centred around a single farm track which runs off Garth Road. A small common pipistrelle roost was found within a tree located within a hedgerow in this location. • A breeding bird survey carried out revealed that a total of 47 species were recorded during the breeding bird survey. Of these, none were listed on Schedule 1 of the Wildlife and Countryside Act 1981, thirteen were listed on the UK Biodiversity Action Plan and/or the UK Red List and a further eight were listed on the UK Amber List. Though not recorded during the Ornithological registration mapping a barn owl roost is found on site and barn owls are thought to have bred on site in owl boxes the past. • The risk of reptiles occurring on site is considered to be very low and no further survey or precaution is deemed necessary in support of this. • A small amount of suitable water vole habitat is present on site in the form of ponds and drainage ditches; however these are small in extent and isolated from each other by pasture and arable fields. • Due to a lack of intensive management and structural complexity, some of the habitats on site, such as the rough grassland and ponds have the potential to support notable assemblages of invertebrates. Further survey work is ongoing to identify the invertebrate populations. <p>The site will also be required to include on-site provision of open space which could help for connecting with green infrastructure throughout the site. Different types of space should be provided to provide a diverse range of recreational opportunities. This would need to be commensurate to population and therefore it would be reasonable to expect the alternative boundaries to include more openspace than the allocation boundary. Similarly, the site should provide spaces for people to access and enjoy the natural environment. The strategic greenspace to be provided alongside the allocation and alternatives 2 and 3 is also positive in this respect to allow space for ecological mitigation. In order to demonstrate how this is to be achieved, masterplanning should include a green infrastructure/landscape strategy to ensure these benefits are maximised. Overall, this</p>
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						<p>site could be incorporated into the Green Infrastructure scheme on site enabling a long-term positive outcome towards this objective.</p> <p>This site has a number of species and landscape features which need to be carefully considered and mitigated through masterplanning. For this reason all of the sites have scored minor negative impacts with the exception of alternative 3 which has a potential significant negative effect as a result of taking development closer towards a designed SINC. It is acknowledged that the scale of effects is subject to implementation and successful mitigation using the land to the east of Monks Cross Link road.</p> <p>Mitigation</p> <p><i>Phasing of development should prioritise locations away from any areas identified to have high ecological interest to minimise disturbance and allow any ecological enhancement/mitigation to establish.</i></p> <p><i>A full Green Infrastructure Plan for the development should be developed, incorporating open space and a biodiversity management plan.</i></p> <p><i>Established hedgerows should be maintained where they function as wildlife corridors and foraging habitats.</i></p> <p>Assumptions</p> <p><i>A programme of further studies to be agreed between site promoters and CYC ecologists as part of the ongoing masterplanning process.</i></p> <p><i>Initial ecological evidence referenced has been prepared by Brooks Ecological on behalf of the site promoters and remains valid.</i></p> <p><i>Development will need to be implemented in accordance with a Natural England License to avoid any adverse impacts on potential GCN populations.</i></p> <p>Uncertainties</p> <p><i>The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.</i></p> <p><i>It is uncertain whether any mitigation measures will be required to minimise disturbance to bats or to enhance their habitat.</i></p>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<p>Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>Likely Significant Effects</p> <p>This is a greenfield site. It is predominantly grade 3 agricultural land, which signifies it is high grade agricultural land. All of the boundaries would represent a significant loss of the land type within this area and would therefore have a negative impact on this objective. The alternatives represent larger boundaries and therefore a greater arable land take.</p> <p>The site has been used for agricultural purposes and therefore the risks of land contamination are considered to be low. Further ground investigations should be undertaken to confirm this. As part of the development of the site there will be a need to incorporate a variety of open space, including allotments. This would have a positive impact on this objective in the medium to long-term, subject to further masterplanning and implementation.</p> <p>On balance all of the sites have scored significantly negative due to it being a greenfield site and in an area of predominantly high grade agricultural land.</p> <p>Mitigation</p> <p><i>A full ground conditions survey will be required.</i></p> <p>Assumptions</p> <p><i>The terms and outcomes of any survey will be in discussion with appropriate officers at CYC.</i></p>

	<p>enhance allotments; Safeguard mineral resources and encourage their efficient use.</p>					<p>Uncertainties <i>The implementation and scale of allotments provision is currently uncertain.</i></p>
<p>10. Improve water efficiency and quality.</p>	<p>Conserve water resources and quality; Improve the quality of rivers and groundwaters.</p>	-	-	-	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development in all cases should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective. It should be acknowledged that the scale of measures required will be commensurate to the size of the new community with the larger alternatives likely to require more measures in comparison to the allocation.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, the allocation and alternative sites have been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> • Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a

<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<p>Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.</p>	-	-	-	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. Any development in this location would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill. It is reasonable to assume that the larger site alternatives would produce more waste and may require new local facilities.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of all of the sites are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <p><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></p> <p>Assumptions</p> <p><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></p> <p>Uncertainties</p> <p><i>The level of waste processed during the construction and remediation phases is unknown.</i></p>
<p>12. Improve air quality.</p>	<p>Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new</p>	-	-	-	-	<p>Likely Significant Effects</p> <p>There are no AQMAs adjacent to this site. However, the potential for increased congestion/ traffic flows associated with both construction and operational traffic, air quality levels should be monitored and managed as there are potentially large air quality implications for the arterial routes in towards the city. There is an AQMA around the city centre, which may be affected should travel increase towards the city centre. There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery. A full air quality impact assessment is therefore required.</p> <p>Preliminary air quality appraisal undertaken by the site promoters for alternative sites but still relevant to the allocation and site alternatives has considered the potential impacts on any development. The main air pollution constraint potential is associated with nitrous oxide emissions from traffic on nearby roads including Monks Cross Link and North Lane. Existing air quality monitoring in this area suggests that of nitrous gases and particulates are below levels which are at risk of being exceeded. Mitigation measures are suggested to include sustainable travel planning and education to minimise the amount of vehicles trips from the site. It is concluded that there is anticipated to be risks in relation to air quality but that further evaluation is needed following further transport modelling.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of all of the site boundaries could be negative subject to the implementation of further appraisal, mitigation and ensuring the occupants on site have sustainable travel behaviour. A potential significant negative effect is identified for alternative 3 which would have further exposure to the A64 and North Lane in comparison to the other boundaries considered.</p>

	<p>designations;</p> <p>Avoid locating development where it could negatively impact on air quality;</p> <p>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</p> <p>Promote sustainable and integrated transport network to minimise the use of the car.</p>						<p>Mitigation</p> <p><i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i></p> <p>Assumptions</p> <p><i>Initial work to appraise air quality has been undertaken by the site promoters remains valid. A full air quality assessment will be undertaken alongside ongoing masterplanning of the site.</i></p> <p>Uncertainties</p> <p><i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i></p>
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<p>Reduce risk of flooding;</p> <p>Ensure development location and design does not negatively impact on flood risk;</p> <p>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>?</p>	<p>Likely Significant Effects</p> <p>This development site is predominantly flood zone 1 which is an area of low flood risk. In addition, pluvial flooding and surface water management need to be considered. This site is a greenfield site and would require a run-off rate not exceeding existing runoff rates (in accordance with the Flood Risk Strategy). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose open space to minimise further flood risk as a result of any development. A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>Initial flood risk and drainage assessment undertaken on behalf of the site promoter has identified</p> <ul style="list-style-type: none"> • East Huntington culvert, a 1500mm via culverted watercourse, crosses the site from west to east, ultimately connecting off site with Pigeon Cote Dike and Shaws Dike. The IDB have stated that a 9m easement would be required either side of this, subject to further survey; • Ground conditions may not be suitable for infiltration SuDs. Further work is required to confirm ground conditions; • SuDS opportunities include storage basins and swales to be within the land east of Monks Cross Link, with a restricted discharge to the Sow Dike watercourse system. Treatment trains to be incorporated into the SuDS systems. <p>Provision of surface water attenuation and restriction to the equivalent greenfield runoff rates should mean that there are no adverse residual effects. Provision of surface water attenuation in above ground SuDS features will provide a beneficial residual effect in terms of the amenity and bio-diversity value of the area. The area to the east of Monks Cross Link Road is acknowledged to be identified for recreation and drainage solutions to mitigate run-off, although some attenuation will need to be on-site as far as practicable.</p> <p>The allocation and alternatives have been assessed as having a neutral effect against this objective. Some uncertainty is also</p>

							<p>identified in relation to alternative 3 given that it extends northwards of North Lane and away from the proposed mitigation area.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i> <i>Ongoing flood risk management planning is undertaken and fed into the masterplan of the site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Initial flood risk and drainage assessment undertaken by the site developer remain valid.</i> <i>The development of the site would require mitigation for surface water.</i> <i>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i> 	
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<p>Promote or enhance local culture;</p> <p>Preserve or enhance designated and non-designated heritage assets and their setting;</p> <p>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</p>	O	-	-	-	-	-	<p>Likely Significant Effects</p> <p>There are no designated heritage assets within the site but the HIA has identified a high quantity of legible non designated landscape features exist across the site including medieval ridge and furrow, strip fields and post-medieval field boundaries. The ridge and furrow may protect earlier landscape features lying beneath it. It has also identified that there are a number of farmsteads within the site contributing to the agricultural character of the area dating to post 1852. Development of the site which removed the visible inherited historic grain would be detrimental to the area. The loss of the farm is also like to remove the remaining agricultural character from the area.</p> <p>A desk based and geophysical survey undertaken on behalf of the site promoters has confirmed that the site has low archaeological potential. Results of the geophysical survey did not reveal significant anomalies but did confirm medieval farming practices, although ridge and furrow earthworks, where they survive, are of low quality, being largely levelled through more recent ploughing. Further inspection of ridge and furrow on the site should take place to decide which areas merit preservation as part of open space.</p> <p>The Heritage Impact Assessment (2014) has identified potential issues in relation to compactness and landscape and setting. Whilst this site is located within the inner ring-road to would expand the urban boundary outwards, which would increase the distance from the city centre to the edge of the urban area. Given that it is adjacent to the existing communities there is also potential for any development to erode the identity of each area through extension and loss of distinct boundaries and open space. However, for the allocation boundary it does identify that this size of site has the potential to create a new community with its own identity which is supported by the boundary allowing a potential green wedge between the existing settlement edge and any new development. All of the alternatives to varying degrees may compromise the development of a new identified community given they bring the development boundary closer or adjacent to existing communities. Alternative 3 is identified as potential having a significant effect given that it crosses North Lane and the development adjoins the existing settlement and is less contained as a new urban extension.</p> <p>On balance there is potential for this site to have a neutral to minor negative impact on heritage assets and their setting.</p> <p>Mitigation</p> <p><i>In defining the development, the creation of strong identity of the site needs to be taken into consideration.</i></p> <p><i>Ridge and furrow should be preserved where well preserved.</i></p>

									<p>Assumptions <i>Archaeological assessment referenced has been undertaken on behalf of the site promoter and remains valid..</i></p> <p>Uncertainties <i>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</i></p>
<p>15. Protect and enhance York's natural and built landscape.</p>	<p>Preserve or enhance the landscape including areas of landscape value;</p> <p>Protect or enhance geologically important sites;</p> <p>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</p>	<p>O</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>The landscape in this area is predominantly arable. The landscape of the area varies from east to west with the west being interrupted and screened by dense hedgerows creating an historic enclosure landscape and the east primarily large fields with sparse hedgerows.</p> <p>The HIA also identified that development in this location would reduce the field margin between the ring road and urban areas making it more visible in this location which would have an impact on the rural setting of the city. This area contributes to the rural setting of Huntington and York but is not designated within the historic character and setting study identifying primary areas of importance for Green Belt. It would also reduce the context of farmsteads and the contribution they make to the rural character and identity. The proposed area for the allocation and alternatives extends up to the ring road at its north-east corner with North Lane at the northern boundary with the exception of alternative 3, which extends beyond North Lane. All of the site boundaries may alter the rural character of North Lane which continues on the other side of the A1237. This impact however, may be reduced for the allocation and alternatives 1 and 2 in comparison to alternative 3 that extends on the north side of North Lane. The visual impact of alternative 3 overall would be more severe than the other boundaries as development would be perceived nearer for longer as you travel around the ring-road.</p> <p>In order to mitigate impacts, as much of the inherited landscape characteristics should be retained within any design proposal, e.g. using existing boundaries to guide development plots and retaining as many green boundaries as possible. The site also needs to contain a strong element of green infrastructure to help retain the open and rural feel, particularly to the eastern and western boundaries. The retention of a green wedge as part of the allocation boundary would help retain a buffer on the western boundary. Alternative 1 and 2 may compromise delivery of this green buffer. Furthermore, the new openspace to the west will need to maintain an open aspect to prevent loss of the rural setting closer to the A64. Subject to design, the impacts of this may be positive or negative.</p> <p>A landscape and visual appraisal for the site has been undertaken on behalf of the site promoters for an alternative boundary proposal but elements remain relevant to the allocation and alternative boundaries. The appraisal identified that the site can be seen from public highways including views across the site from Monks Cross Link and the existing residential development at Huntington. In addition, a strategic view towards the Minster is identified in from the middle of the site. North Lane is a rural lane with a greater sense of enclosure afforded by hedgerows and trees that line the road. In places, hedgerow trees obstruct views, but there are a number of views into the site where hedgerows have been maintained to a low height. Opportunities and landscape principles identified for the site which remain relevant include:</p> <ul style="list-style-type: none"> • The retention / enhancement of existing features on the site including trees, hedgerows and evidence of historic ridge and furrow systems. Opportunities for other landscape features from the wider area to be incorporated into the proposed development include: existing settlement patterns of linear villages with buildings set back behind wide grass verges and village greens, and, introduction of wetland to alleviate flood risk and provide additional habitats. • Setting building lines back to allow for grass verges along the streets. Low scale development with a strong landscape structure would be sensitive to the surrounding village character, including Huntington Village conservation area. • Retaining the view of the Minster from the centre of the site. • The central woodland copse enclosing a pocket of mature grassland could be utilised as a natural asset, creating a strong landscape feature. This would provide a focal point for the community and a key part of the green infrastructure network. • Retain the rural character of North Lane as a key arrival point into the village.

										<ul style="list-style-type: none"> • Green infrastructure corridors to provide wildlife habitat and movement corridors and a transition from the urban area to the surrounding rural land. Introduce a network of green infrastructure to contribute to the sense of place as urban / rural fringe and provide a transition between the built up townscape and the rural areas. • Reflect traditional field patterns in the masterplan layout where possible. • Restore and enhance hedgerows where possible. • Introduce wetland habitats to contribute to flood attenuation, landscape character and habitat value of agricultural fields. • Provide pedestrian and cycle links, connecting to the surrounding network including a link to Monks Cross Retail Park and to Huntington village. <p>In general, any development in this location will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York’s existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the garden village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>This allocation site has been appraised to have a minor negative or neutral impact depending on the implementation of mitigation and treatment of the landscape. All of the alternatives have been assessed as having a potential minor negative effect to significant impact given the reduction in eastern green wedge to varying degrees and for alternative 3, extension to the north of North Lane.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>To reduce the impact development of the rural character, any development scheme must incorporate appropriate buffering to the east and western boundaries to reduce visibility of development.</i> • <i>Emerging masterplanning should incorporate the findings of the landscape appraisal to help minimise impacts in this location.</i> • <i>Full archaeological surveys are completed and, where applicable, inform the landscape masterplan to ensure the integrity of the deposits.</i> • <i>Views are identified and continued to be planned into ongoing masterplanning of the site.</i> • <i>High quality design and urban design is implemented to provide a distinctive place that reflects York’s existing character whilst also creating an independent identity.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The preliminary Landscape Appraisal has been completed on behalf of the Landowners/developers and remains valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>How the design responds to heritage issues is not likely to be known fully until the planning application stage.</i> • <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy</i>
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Summary

Allocation boundary

A significant positive effect has been identified for objective 1 (housing) due to the provision of a significant number of new housing along with access to existing and new facilities. Objective 5 (equality) was also assessed as a significant positive effect as a result of the inclusion of affordable housing and good access to local services. A significant negative effect was recorded against objective 9 (land use) as a result of the loss

of agricultural land.

A minor positive effect was determined against objective 4 (jobs) due to the provision of short term construction jobs and longer term opportunities in new community facilities. A minor negative effect was identified for objective 8 (biodiversity) due to potential impacts on adjacent SINC's and protected Great Crested newts, objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation, and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality.

Objective 2 (health) was identified as a mixed minor positive and negative effect due to the promotion of outdoor activities such as walking and cycling and short and longer term noise disturbance at the site. Mixed minor effects were also recorded for objective 3 (education and training) due to the lack of capacity in existing schools for new students and the enhancement of skills through construction and permanent jobs, objective 6 (transport) due to good public transport and cycling links in addition to localised congestion, and objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences.

A mixed neutral and minor negative effect was recorded for objectives 14 (cultural heritage) and 15 (landscape) due to the potential loss of identity, impacts on rural setting and low potential for archaeology.

There are uncertainties over the number of students from the development and number of jobs generated, the level of congestion, the amount of waste generated and the scale of archaeology present on site.

A neutral effect was identified on flood risk (objective 13) due to low flood risk subject to implementation of sustainable drainage techniques.

Alternatives boundaries

The alternative boundaries score the same as the allocation boundary for objectives 1-5, 7, 9-11 given that the overlapping boundaries would experience similar effects to the allocation. However, it is acknowledged throughout the appraisal that the larger site boundaries and housing quantum's are likely to have greater impacts than the allocation boundary. In particular, the extension of the alternatives to the east has identified potential minor to significant negative effects for objectives 14 and 15 due to the reduction in green buffer to existing communities. Furthermore, the most significant effects would result from Alternative 3 that extends the boundary to the north of north lane. Significant negative effects as a result of this alternative are identified in relation to objectives 6, 8, 12 as the northern extension would create more opportunity for exposure to noise and poor air quality as well bring the development closer to a SINC designated site. Uncertain effects for alternative 3 are also identified for objective 13 given the proximity of the northern extent to the new openspace to be used for some drainage solutions.

Key

Symbol	Likely Effect on the SA Objective		
++	The policy is likely to have a significant positive effect	?	Uncertain or insufficient information on which to determine effect
+	The policy is likely to have a positive effect	-	The policy is likely to have a negative effect
0	No significant effect / no clear link	--	The policy is likely to have a significant negative effect

ST9: Land North of Haxby

(Allocation site ref: 823)

NB: Alternative 3 is assumed to come forward only in addition to the allocation or alternative1. The appraisal reflects this assumption.					
SA Objective	Sub-objective (Will the site...?):	Allocation (site 823)	Alternative 1 (site 980)	Alternative 2 (site 814) (additional land)	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople.	++	++	+ +	?
<p>Likely Significant Effects</p> <p>The allocation proposes a development of around 735 dwellings on 35ha. This represents approximately 4% of the total requirements over the plan period. This is significant development that has the potential to provide a new community and respond to mixed needs. It will be important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. This number of dwellings in line with the Affordable Housing Policy (H10) should provide around 220 affordable dwelling units which would be positive in meeting the city's housing needs.</p> <p>Alternative 1 would also deliver around 600 dwellings and 180 affordable dwellings. Alternative 3 would be an additional parcel to the allocation boundary previously considered for safeguarded land. This would provide an additional approximate 700 homes in addition to either the allocation site or alternative1. Both alternatives would have a significant positive effect on meeting housing needs.</p> <p>The site lies immediately to the north of Haxby and is accessible to local services (within 800m) although the capacity of these is unknown and likely to popular due to the size of the existing community. The scale of the proposed development of the allocation boundary or alternative 1 is likely to require some service provision on site and require investment in additional capacity or new build facilities such as a primary school. Further additional facilities would be required to ensure capacity should alternative 2 be considered as this would be located further from existing facilities and the scale of additional; development may have negative impacts on capacity of existing provision.</p> <p>The overall assessment for all of the sites is a significant positive effect due to the scale of housing provision. Uncertainty is represented for alternative 3 as this would be an expansion to the allocation or alternative 1 and therefore would only be brought forward in combination with one of the other boundaries.</p> <p>Mitigation</p> <p><i>On-site provision of some services and contributions to off-site provision to ensure that services are not over-burdened.</i></p> <p><i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></p> <p>Assumptions</p> <p><i>Alternative 3 would only come forward in-combination with the allocation or alternative 1.</i></p> <p>Uncertainties</p> <p><i>The final number of homes developed on this site will be subject to masterplanning and an associated planning application.</i></p>					

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 823)	Alternative 1 (site 980)	Alternative 2 (site 814) (additional land)	Commentary*
2. Improve the health and well-being of York's population.	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multi-functional openspace; Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health.	+	+	?	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site openspace, provision of community facilities and green infrastructure.</p> <p>The site is largely productive farmland with relatively limited public access to the north of an existing village away from the main urban area. As such it does not contribute significantly to the City's Green Infrastructure network.</p> <p>Haxby Ward has a significant under-provision for open space and formal recreation facilities. The allocation and alternative 1 presents an opportunity to reduce the openspace deficit and provide recreational space for existing residents. In conjunction with both of these sites would be a strategic openspace which would be positive in the long-term for local provision. Different types of openspace will need to be accommodated to have the most positive impact. Alternative 2 allows for more space for the cemetery to expand and to allow a tranquil environment to be preserved. It is likely that this option, for this openspace type, would be positive in the long-term.</p> <p>The development should support walking and cycling within the site and connect to any existing routes to create sustainable pathways to existing neighbourhoods/ facilities. Both the allocation and alternative 1 would have the potential to maximise green infrastructure connections for health benefits.</p> <p>There are existing healthcare facilities in Haxby within 400m of the site. More facilities are likely to be required due to the scale of development.</p> <p>The site is not within proximity of any AQMAs. An increase in traffic as a result of this development may have an impact on arterial roads linking back to York's Ring-road. Further assessment of this should be made in relation to air quality associated with transport as a result of development .</p> <p>Overall a positive effect is likely for the allocation and alternatives given the provision of strategic openspace adjoining the existing community. A neutral impact is identified in relation to alternative 3 as there is no certainty in this coming forward.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Access to cycle and footpaths should be included in the development.</i> • <i>A significant amount of open space should be provided to ensure the deficit of openspace reduces.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that existing areas of openspace are accessible from the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level and type of openspace proposed in the development is uncertain.</i> • <i>Potential contributions to off-site openspace to help address current deficiencies.</i>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 823)		Alternative 1 (site 980)		Alternative 2 (site 814) (additional land)	Commentary*
3. Improve education, skills development and training for an effective workforce.	<p>Provide good education and training opportunities for all;</p> <p>Support existing higher and further educational establishments for continued success;</p> <p>Provide good quality employment opportunities available to all.</p>	+	?	+	?	?	<p>Likely Significant Effects</p> <p>Development of the allocation and alternatives would require educational provision. Currently the site partly has access to a primary and a nursery school and there are 2 more within 2km. However, capacity of these schools is unknown and given the size of new population, expanded provision at existing schools or provision of a new school will be required. There are no secondary school s/higher education facilities in the vicinity and capacity issues arising from additional student numbers would have to be examined in detail. Requirements regarding additional education provision would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development in associated industries would be dependent upon market forces. The effects of both the allocation and alternative 1 is likely to be similar, although the there would be a slightly shorter timeframe delivering a lower housing number on Alternative 1. Should alternative 2 be taken forward, this would be positive in the long-term for construction jobs.</p> <p>It is anticipated that both the allocation and alternative 1 should have a positive impact on this objective but with some uncertainty regarding the specific requirements for educational provision is acknowledged.</p> <p>Mitigation</p> <p>Primary and secondary provision needs to be established and phased appropriately.</p> <p>Assumptions</p> <p>Assumed that educational capacity will be resolved in conjunction with the Council..</p> <p>Uncertainties</p> <p>The number of students and their educational needs will only be fully determined upon the development's completion and occupation.</p>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<p>Help deliver conditions for business success and investment;</p> <p>Deliver a flexible and relevant workforce for the future;</p> <p>Deliver and promote stable economic growth;</p>	+		+		+	<p>Likely Significant Effects</p> <p>The scale of the development for all boundaries will require a local centre/neighbourhood parade offering services and facilities, which would provide opportunities for a small numbers of local jobs. This should be positive in the long-term for all of the site boundaries. The scale of facilities and therefore on-site jobs may be more available from the allocation boundary given the larger population and potential ability to support a community hub.</p> <p>Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry. Opportunities for construction employment may be enhanced or be for a longer timeframe as a result of the allocation and alternative 2 given the increased scale of development.</p> <p>Employment opportunities are available to the south of the ring road (Clifton Moor Industrial Estate, Clifton Moor Retail Park, and Monks Cross Retail Park are located within 5km) and York City Centre (approximately 7km), with some opportunities for sustainable access to these by cycle and bus.</p> <p>All of the sites are therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through</p>

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NB: Alternative 3 is assumed to come forward only in addition to the allocation or alternative1. The appraisal reflects this assumption.

SA Objective	Sub-objective (Will the site...?):	Allocation (site 823)	Alternative 1 (site 980)	Alternative 2 (site 814) (additional land)	Commentary*
	<p>Enhance the city centre and its opportunities for business and leisure;</p> <p>Provide the appropriate infrastructure for economic growth;</p> <p>Support existing employment drivers;</p> <p>Promote a low carbon economy.</p>				<p>the provision of housing. Significant positives have not been identified as this site is predominantly for residential use.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Enhancement of cycle routes and bus access to support access to employment opportunities to the south. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that no on-site businesses are proposed as part of the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
5. Help deliver equality and access to all.	<p>Address existing imbalances of equality, deprivation and exclusion across the city;</p> <p>Provide accessible services and facilities for the local population;</p> <p>Provide affordable housing to meet demand;</p> <p>Help reduce</p>	+	+	+	<p>Likely Significant Effects</p> <p>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2015) regarding barriers to housing and services in adjacent areas and across the city.</p> <p>The scale of the housing forecast on both the allocation and alternative would enable a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide 30% affordable dwellings of mixed tenure on site. The allocation would therefore deliver approximately 220 affordable home and the alternative 180 homes. Both sites would therefore make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development is also likely to require the development of facilities. Facilities in Haxby are in relatively close proximity to the proposed development and it is assumed that significant new facilities will not be included in the development due to its size. However, the site presents an opportunity to enhance provision if opportunity arises. Local provision is important and should be considered in masterplanning. Existing facilities within proximity of the site may also benefit from the large residential development as their viability could be increased. Developing any facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on the existing facilities and to ensure access from the houses on the site which are further than 800m. The level of facilities should be commensurate to the population.</p> <p>Overall the allocation and alternative site boundaries have been assessed as having a minor positive impact on this objective in the long-</p>

ST9: Land North of Haxby

(Allocation site ref: 823)

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 823)		Alternative 1 (site 980)		Alternative 2 (site 814) (additional land)		Commentary*
	homelessness; Promote the safety and security for people and/or property.							<p>term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Provision of access to existing local facilities would support equality and access on the development. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that local services have the capacity to expand for new residents. Assumed that affordable housing would be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The nature and scale of facilities and services provided on the site.
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<p>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</p> <p>Deliver transport infrastructure which supports sustainable travel options;</p> <p>Promote sustainable forms of travel;</p> <p>Improve congestion.</p>	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>The proposed development is with 1km of the centre of Haxby. There is opportunity for the site to offer access by foot and cycle through the provision of new and interlinking routes. Achieving this will need to be through a network of attractive and safe routes across the site linking to the existing network, where possible. Currently the southern part of the site has access to frequent and non-frequent bus routes. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>Increased traffic movements from this area will be inevitable. The scale of this for shorter journeys will be reliant on the provision of sustainable modes of transport. However, it is likely that that development could have localised effects and exacerbate existing congestion. The level of localised impacts is likely to be commensurate with the size of development; therefore, the allocation may have the greater negative effects than alternative 1. Roads within the development should be designed in accordance with the principles of the Manual for Streets (MfS), with a low speed environment to discourage inappropriate use and maintain safety for residents. The effects as a result of alternative 2 are likely to have significantly negative in-combination effects in the long-term with the allocation.</p> <p>A comprehensive transport assessment and travel plan is required to understand the impact from development, particularly if alternative 2 is considered. An initial transport assessment prepared by the site promoters for the allocation indicates that primary access should be onto both Moor Lane and Usher Lane with secondary access also on to Usher Lane to enable comprehensive access.</p> <p>Whilst some services are available in Haxby (basic retail provision, healthcare and primary schools), higher order services are not and access to these are likely to generate car-based trips.</p> <p>This has been assessed as a minor positive and negative effect against the transport objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Access to public transport in Haxby and sustainable transport links to existing pedestrian and cycle networks should be of a Sustainable Travel Plan. <p>Assumptions</p>

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(Allocation site ref: 823)

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 823)		Alternative 1 (site 980)		Alternative 2 (site 814) (additional land)		Commentary*
		+	-	+	-	+	-	<ul style="list-style-type: none"> Accessibility of bus services the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of congestion as result of this development as a result of its occupation.
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<p>Reduce or mitigate greenhouse gas emissions from all sources;</p> <p>Plan or implement adaptation measures for the likely effects of climate change;</p> <p>Provide and develop energy from renewable, low and zero carbon technologies;</p> <p>Promote sustainable design and building</p>	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. This is likely to be commensurate with the size of development and therefore the allocation is likely to have a slighter more negative impact than alternative 1. Alternative 2, although may enable more technologies to be put in place, may also exacerbate emissions as a result of traffic in-combination with the allocation. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the 'Greenest city in the North' (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective for all sites due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <p>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</p>

ST9: Land North of Haxby

(Allocation site ref: 823)

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 823)		Alternative 1 (site 980)		Alternative 2 (site 814) (additional land)		Commentary*
	<p>materials that manage the future risks and consequences of climate change;</p> <p>Adhere to the principles of the energy hierarchy.</p>							<p>Assumptions</p> <p>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</p> <p>Uncertainties</p> <p>The scale of inclusion of renewable energy sources in the development is uncertain.</p>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of bio-diversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure</p>	o	-	o	-	o	?	<p>Likely Significant Effects</p> <p>There are no nationally or internationally designated sites adjacent to the development.</p> <p>Initial ecological investigations by the site promoter for the allocation site (also relevant to alternative 1) identified the following:</p> <ul style="list-style-type: none"> • There is potential for Great Crested Newts due to suitable habitats and ponds. • Mixed native hedgerows and native trees are considered to have greatest ecological benefit. • Unlikely that the grassland is of significant value but vegetation survey s required to confirm this. • There is a parcel of mosaic habitat in the south west corner of the site important to local wildlife. <p>Mitigation suggested by the assessment includes:</p> <ul style="list-style-type: none"> • Surveys for vegetation value, GNCs, bats and water voles are required and potential creation of wetland habitats. • Retention of mature hedgerows and trees. <p>There is potential for the masterplan to use areas identified as having ecological value within the masterplanning of the site. The site will also have to include areas of significant openspace which may help to provide green corridors through the site to benefit biodiversity. This includes areas on the identified strategic openspace as well as further provision linked through the site. Provision of this should allow for access to the natural environment for existing and new communities.</p> <p>On balance, this site is identified to have a neutral to minor impact subject to the identification of suitable mitigation following further assessment. Alternative 2 may also provide additional benefits but requirements for this site are currently uncertain.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Ecologically-sensitive masterplanning to protect and enhance existing biodiversity value.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Masterplan will seek to strike a balance between housing and biodiversity provision.</i> <p>Uncertainties</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 823)	Alternative 1 (site 980)	Alternative 2 (site 814) (additional land)	Commentary*
	and the natural environment; Provide opportunities for people to access the natural environment.				<ul style="list-style-type: none"> The pressures of market viability on development density and thus opportunities to provide for biodiversity.
9. Use land resources efficiently and safeguard their quality.	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.	--	--	--	<p>Likely Significant Effects</p> <p>This is a greenfield site. The proposed site is an area of agricultural land (Grade 3) and would be permanently lost to development which would have a negative impact for this objective for both the allocation and alternative 1. Alternative 2 would exacerbate this through greater loss of arable land.</p> <p>The site has been used for agricultural purposes and therefore the anticipated risks of contamination are considered to be low. Further ground investigations are required.</p> <p>Provision of openspace could include allotments. This may have a positive impact in the long-term but is subject to masterplanning and implementation.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of greenfield, agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
10. Improve water efficiency and	Conserve water resources and	-	-	-	Likely Significant Effects

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 823)	Alternative 1 (site 980)	Alternative 2 (site 814) (additional land)	Commentary*
quality.	quality; Improve the quality of rivers and groundwaters.				<p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective. The impacts of this are likely to be similar for both the allocation boundary and alternative 1. Increased impacts would occur as a result of alternative 2.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective for all sites given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
11. Reduce waste generation and increase level of reuse and recycling.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource	-	-	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact. The impacts may be slightly greater as a result of the allocation boundary in comparison to alternative 1. Alternative 2 would likely require further local waste processing facilities.</p>

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(Allocation site ref: 823)

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 823)	Alternative 1 (site 980)	Alternative 2 (site 814) (additional land)	Commentary*
	efficiency.				<p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective for all site boundaries.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
12. Improve air quality.	<p>Reduce all emissions to air from current activities;</p> <p>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</p> <p>Support the development of city wide low emission infrastructure;</p> <p>Improve air</p>	-	-	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The site is not within proximity of any AQMAs. An increase in traffic as a result of this development may have an impact on arterial roads linking back to York's Ring-road. Further assessment of this should be made in relation to air quality associated with transport as a result of development.</p> <p>Preliminary assessment undertaken by the site promoter indicates that additional vehicle trips are likely to have a minor but not significant impact on air quality.</p> <p>All boundaries are assessed as having a minor negative impact on air quality in the long term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. Preliminary evidence prepared by site promoter is still valid. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.

ST9: Land North of Haxby

(Allocation site ref: 823)

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 823)	Alternative 1 (site 980)	Alternative 2 (site 814) (additional land)	Commentary*
	<p>quality in AQMAs and prevent new designations;</p> <p>Avoid locating development where it could negatively impact on air quality;</p> <p>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</p> <p>Promote sustainable and integrated transport network to minimise the use of the car.</p>				
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<p>Reduce risk of flooding;</p> <p>Ensure development location and design does not negatively impact on flood</p>	-	-	-	<p>Likely Significant Effects</p> <p>The site is not at risk from river flooding but has potential for surface water flooding in low lying areas of the site and there is potential that development would overstretch existing field drains if not maintained. The Environment Agency has suggested previously that "no further development to take place until study looking at Westfield Beck is completed and required works completed in order to mitigate fluvial and surface water flooding. Flood zone 1 and surface water management to be followed. This especially important as site drains into Foss which is major source of flooding and has interaction with Ouse and relies upon management of Foss Barrier and associated pumps".</p> <p>A drainage strategy needs to be agreed prior to development to ensure that development would not exacerbate any existing surface water or drainage issue. Policies in the Local Plan also require drainage mitigation to be agreed for the site and given capacity issues at Haxby</p>

ST9: Land North of Haxby

(Allocation site ref: 823)

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 823)	Alternative 1 (site 980)	Alternative 2 (site 814) (additional land)	Commentary*
	<p>risk;</p> <p>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</p>				<p>treatment works, initial assessment indicates that the drainage scheme will need to connect into the Strensall and Towthorpe sewerage treatment works.</p> <p>Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development. As the site is greenfield the runoff rates must not exceed 1.4 l/sec/ha.</p> <p>For the above reasons, the site allocation and alternatives have been assessed as having a minor negative effects against this objective subject to implementation of mitigation measures. It is likely the impacts as a result of alternative 2 may have more negative effects but the scale of this would need to be determined.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A full <i>drainage strategy should be development in order to mitigate surface water issues, incorporating SUDs and other surface water management techniques.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that surface water management features will be incorporated into the development.</i> <i>Drainage strategy to be agreed in conjunction with the Council and relevant Internal Drainage Board.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<p>Promote or enhance local culture;</p> <p>Preserve or enhance designated and non-designated heritage assets and their setting;</p> <p>Preserve or enhance those elements which contribute to the special character and</p>	-	-	-	<p>Likely Significant Effects</p> <p>Development would have a detrimental impact on any surviving archaeological deposits and existing landscape features. These include potential Roman artefacts, medieval and post-medieval field boundaries found within the site which form part of the village setting, and ridge and furrow in unknown condition which is recorded on some parts of the site. Further inspection of ridge and furrow is necessary to ascertain if any should be retained within the site. Surviving hedgerows should be retained and supported in site design.</p> <p>The HIA recognised that development in this location may have an impact on the compactness of Haxby extending the village northwards. It also stated that development may have a destructive impact on any surviving archaeological deposits and landscape features which would need to be identified prior to development. These impacts are likely to be exacerbated by alternative 2 but whether this is significant would be need to determined..</p> <p>All of the sites have the potential for minor negative effects against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that archaeological remains are still present on site.</i>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 823)	Alternative 1 (site 980)	Alternative 2 (site 814) (additional land)	Commentary*
	setting of the historic city as identified in the Heritage Topic Paper.				<p>Uncertainties</p> <ul style="list-style-type: none"> The condition of the recorded archaeological assets in this location, including ridge and furrow.
15. Protect and enhance York's natural and built landscape.	<p>Preserve or enhance the landscape including areas of landscape value;</p> <p>Protect or enhance geologically important sites;</p> <p>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</p>	-	-	-	<p>Likely Significant Effects</p> <p>The proposed site boundaries form part of the open countryside and rural setting (including landscape features) of Haxby which would be removed by development. Key features of the rural landscape are the mature hedgerows and trees. Retention along the boundaries with enhanced planting could enhance character of any development. In addition, the area is recognised for ridge and furrow which forms a recognisable landscape feature.</p> <p>The Heritage Impact Assessment (HIA) identifies that the allocation area and alternatives do not impact upon the rural setting of the city. In addition, the impact on the rural setting of Haxby is likely to be limited as fields surround the land to the north and north-east with limited visual receptors. However, development hard up to the edge of Moor Lane would have a detrimental impact on the perception of the rural setting of the area viewed from the lane. Due to the length of site adjacent to Moor Lane, it would substantially increase the perceived size of the village as it extends northwards between two key bends along a rural lane. Rural views afforded from the houses at the north of Haxby will be obscured by residential growth. In addition, the potential removal of trees and hedgerows will impact upon the variety of habitats and landscape elements in the area. Strip field pattern, including large mature trees, and ridge and furrow, and a green lane exist on this site to the north of Haxby. These remains are the northern edges of the original features. The loss of these elements of the historic landscape will have a detrimental impact on the village setting of Haxby by removing the last of its historic landscape features and context. Mid 20th century development has already destroyed these features closer to the original village. Development here would also increase the distance between the village core and the surrounding countryside.</p> <p>The HIA also identifies that development may have a negative impact on the tranquillity of the cemetery. In comparison to the allocation, alternative one would have a more positive impact by allowing more space to retain the tranquil setting.</p> <p>Initial evidence from the site promoter identify that the hedgerows and strip fields form a strong landscape feature in this location and should be retained. It is also considered that the large openspace to the south of the site would limited mitigation to reduce impact on the rural mature of the site given that less openspace can be pepper-potted throughout the development as a buffer.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</p> <p>Overall this has been assessed as having a minor negative effect on this objective subject to the implementation of mitigation..</p>

ST9: Land North of Haxby

(Allocation site ref: 823)

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 823)	Alternative 1 (site 980)	Alternative 2 (site 814) (additional land)	Commentary*
					<p>Mitigation</p> <ul style="list-style-type: none"> Incorporate openspace to Moor Lane to pull development away from this road to integrate development into the rural landscape Full landscape assessment and strategy should be developed and implemented in masterplanning. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

Summary

Allocation boundary

A significant positive effect has been identified for objective 1 (housing) due to the provision of a significant number of new housing along with access to existing facilities. A significant negative effect was recorded against objective 9 (land use) as a result of the loss of agricultural land.

A minor positive effect was determined against objective 4 (jobs) due to the provision of short term construction jobs and longer term opportunities in new community facilities. Objective 5 (equality) was also assessed as a minor positive effect as a result of the inclusion of affordable housing and good access to local services. Objective 2 (health) was identified as positive based on the opportunity to enhance open space in Haxby. A minor negative effect was identified for objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation, and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality. A minor negative was also identified for objective 13 (flooding) due to the potential for surface water flooding on site..

Mixed minor effects were also recorded for objective 3 (education and training) due to the lack of capacity in existing schools for new students and the enhancement of skills through construction and permanent jobs, objective 6 (transport) due to good public transport and cycling links in addition to localised congestion, and objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. A minor negative effect was recorded for objectives 14 (cultural heritage) and 15 (landscape) due to the presence of strong historic landscape features.

Neutral effects were identified for objective 8 (biodiversity) due to identification of limited ecological value subject to further assessment.

There are uncertainties over the number of students from the development and number of jobs generated, the level of congestion, the amount of waste generated and the scale of archaeology present on site.

Alternatives

Alternative boundary 1 scores the same as the allocation boundary for all objectives given that the overlapping boundaries would experience similar effects to the allocation. More positive effects are related in relation to landscape in relation to the setting of the cemetery. Alternative boundary 2 is acknowledged throughout the appraisal to likely have greater impacts resulting from in-combination impacts with the allocation boundary. Specifically, uncertain impacts are identified with objectives 1-3 as this is subject to the site being brought forward and further requirements for evidence. A significant negative effect is also acknowledged to be in relation to transport whereby alternative 2 could have a significant effect in combination in the long-term with the allocation.

Key

Symbol	Likely Effect on the SA Objective
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++	The policy is likely to have a significant positive effect	?	Uncertain or insufficient information on which to determine effect
+	The policy is likely to have a positive effect	-	The policy is likely to have a negative effect
0	No significant effect / no clear link	---	The policy is likely to have a significant negative effect

ST14: Land to the West of Wigginton Road

(Allocation site ref:848)

SA Objective	Sub-objective (Will the site...?):	Allocation (Site 848)	Alternative 1 (site 949) (Post PPC alternative boundary)	Alternative 2 (site 915) (Developer 1350 homes)	Alternative 3 (site 974) (Developer 1725 homes)	Alternative 4 (site 975) (developer 2250 homes)	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople.	++	++	++	++	++	<p>Likely Significant Effects</p> <p>This extension is forecast to provide around 1350 dwellings overall and 840 within the 15 year plan period. This represents 4.6% of the total requirement over the plan period and population of circa. 3,500 people overall. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed settlement to be created. In line with the Affordable Housing Policy (H10), this site should provide circa 400 affordable homes. This will help to ensure that mixed needs are accommodated on this significant site. Although smaller in size than the alternatives, it is considered that this site would be able to provide a stand alone settlement.</p> <p>Alternative 2 would offer the same amount of development on site as the allocation, albeit over a larger site area. Alternative 1, 3 and 4 would all deliver more dwellings across a larger site area of between 1672 – 2250. Furthermore, the alternatives would also deliver between 500-675 affordable homes. All of the alternative boundaries would also have significant positive effects in meeting housing need across the city, provide the same amount of housing on a larger site in this respect..</p> <p>In order to meet the needs of the new resident's local facilities and services will need to be provided commensurate to the scale of population to ensure that adequate provision is locally available. . It is therefore reasonable to assume that the alternative boundaries would need to deliver more facilities in comparison to the allocation. Existing retail facilities exist to the south at Clifton Moor (circa 800m). However, given the size of the new community in this location, all of the sites would need to provide a local centre to ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities elsewhere in the long-term. The masterplanning should ensure that facilities and housing development are phased together to minimise residents need to travel for convenience items, particularly in the short-term.</p> <p>The allocation is important to meeting overall housing need and all of the sites appraised are likely to have a significantly positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Phasing of development should include the provision of facilities to ensure the population is provided for throughout the development of the village.</i> <i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should</i>

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												<p>reflect the current Strategic Housing Market Assessment.</p> <p>Assumptions</p> <ul style="list-style-type: none"> Housing number for options 2-5 are based upon submissions by the site promoter and remain valid. <p>Uncertainties</p> <ul style="list-style-type: none"> The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.
2. Improve the health and well-being of York's population.	<p>Avoid locating development where environmental circumstances could negatively impact on people's health;</p> <p>Improve access to open space / multi-functional open space;</p> <p>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p> <p>Provides or promotes safety and security for</p>	+	-	+	-	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>The development of sites will be subject to policies with the Local Plan regarding the provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The site is currently within agricultural use and therefore does not have formally designated open space. There is access to pedestrian rights of way within 400m however..The Rural West ward and adjacent ward of Haxby & Wigginton have existing deficiencies in open space. Another adjacent ward, Rawcliffe and Clifton Without, has deficiencies in amenity space. There is an opportunity presented by the site to address this deficiency within the allocation. Both the allocation and alternatives would be required to include different types of open space for a range of recreational purposes. This should have a positive benefit on the health and well-being of new and existing residents. The scale of this provision will need to be commensurate to the new population and be accessible for all within an appropriate distance to maximise benefits associated with its provision. It is reasonable to assume that more openspace will be provided on the larger alternative sites 1, 3 and 4. Open space should be phased into development to ensure that people have access to open space during the course of the development.</p> <p>A site-wide green infrastructure strategy should be developed to maximise synergistic benefits of connected space.</p> <p>There are no existing facilities in this location and facilities at Clifton Moor are circa 800m-1km to the south of the allocation boundary. Whilst the larger sites bring development slightly close, the scale of development proposed by all sites would generate a need for new facilities commensurate with its size and population. This should include local provision for health such as doctors and dentists and should have a positive impact for caring for the health of the population. Accessibility to these facilities should be maximised within a 400m-800m walking distance.</p> <p>There may be new risks for exposure to poor air quality and noise from the A1237 and as a result of increased traffic on this road from development. The allocation boundary presents a green buffer (three fields) between the A1237 which is positive for minimising effects as a result of noise and poor air quality. In comparison, all of the alternatives increasingly bring the development boundary further south towards the A1237. Whilst alternative 1-3 reduce this buffer to two fields, alternative 4 retains the smallest buffer (one field) to the A1237 and therefore is likely to incur most negative effects.</p> <p>The site will need to promote low emission technologies and sustainable travel behaviour to minimise the amount</p>

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	<p>residents;</p> <p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>	Green	Yellow	Green	Yellow	Green	Yellow	<p>of new potential sources of emissions. Full Air quality and noise assessments would be required to ensure that any impacts to people's health and well-being are identified in detail.</p> <p>To make Clifton Moor accessible on foot or by bike, there will need to be safe crossings in place across the A1237. Sustainable transport modes as well as safety of pedestrians and cyclists should be considered ensuring that the road can be crossed and accessed safely.</p> <p>There is likely to be impacts for the duration of the construction period commensurate with the scale and location of development. It is likely that impacts as a result of larger alternative sites would increase the timescale of these effects as they would take longer to build in comparison to the allocation or alternative 2 (with same quantum). However, given the proximity of the site to existing residential and employment areas, the effects of this are likely to only be minor negative. There will be increased trips and noise connected with HGVs and construction vehicles, which may have an in-combination effect relating to citywide development, particularly on the A1237. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, this objective has been identified as having potentially positive and negative impacts subject to more detailed masterplanning and resolution of any air quality and noise issues for the allocation site and alternatives 1-3. Due to its scale, alternative 4 is identified as having a potentially significant negative effects taking into consideration the proximity of the development to the A1237 and likely construction impacts over the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Sustainable travel behaviour should be encouraged to minimise emissions as a result of increase vehicle use.</i> <i>Full air quality and noise impact assessments are required.</i> <i>Development of facilities and open space need to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. Any facilities provided should be within close proximity to ensure accessibility for all.</i> <i>The green infrastructure strategy for the site should incorporate and link open space across the site..</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>N/a.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning</i> <i>The level and type of open space is subject to masterplanning</i>

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												<ul style="list-style-type: none"> The level of noise and air quality issues as a result of occupation of the site.
3. Improve education, skills development and training for an effective workforce.	<p>Provide good education and training opportunities for all;</p> <p>Support existing higher and further educational establishments for continued success;</p> <p>Provide good quality employment opportunities available to all.</p>	+	?	+	?	+	?	+	?	+	?	<p>Likely Significant Effects</p> <p>There is currently no provision for secondary education within close proximity of this site and only a primary school partly within 800m. However, capacity of these schools is unknown and given the size of new population, new provision of a primary school will be required for the allocation site. Requirements regarding additional education provision would be subject to policies set out within the Local Plan. There are no secondary school s/higher education facilities in the vicinity and capacity issues arising from additional student numbers would have to be examined in detail. It is important that the anticipated requirement arising from this site for education is ascertained in advance to allow sufficient educational capacity to be developed, particularly in medium to long term as the population of the village increases. It is reasonable to assume that requirements for education would increase with the size of the development. A larger site allocation, such as alternative 3 and 4 may support viability of multiple additional facilities in comparison with the allocation boundary.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development in associated industries would be dependent upon market forces. The effects of both the allocation and alternative 2 is likely to be similar. However, it is reasonable to assume that the large alternatives would have a positive impact over a longer timeframe in comparison to the allocation/ alternative 2 given the scale of potential development.</p> <p>All of the boundaries are appraised to have potentially minor positive effects. Uncertainty is also identified in relation to the educational requirements at this stage.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Adequate provision for educational needs should be planned into the development and phased alongside residential development to ensure that this is accessible to the new residents during the course of development. <p>Assumptions</p> <ul style="list-style-type: none"> Educational provision with be established prior to any development in agreement with the Council. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of pupils and their educational needs will only be fully determined upon further masterplanning/the developments completion and occupation. Number of training and skill opportunities available as a result of development.
4. Create jobs and deliver growth of a	Help deliver conditions for	+		+		+		+		+		<p>Likely Significant Effects</p>

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sustainable, low carbon and inclusive economy.	business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy.						<p>The allocation is likely to create a new population of circa 3,000 in the long-term with alternative 4 having the potential to create a community of 5000 people. All of the proposed sites would deliver a workforce to support long-term employment growth within the city. The location in proximity of established employment areas of Clifton Moor and York Business park may have particular benefits for supporting jobs and industry.</p> <p>The provision of any local services and facilities would provide opportunities for a small numbers of local jobs. This is likely to be commensurate with the scale of development and therefore it is likely that the larger site alternatives would support a higher number of local jobs. There would also be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities and in the longer term in relation to the alternative boundaries due to their projected build time. The level of training and skills development in associated industries would be dependent upon market forces.</p> <p>Overall, the opportunities presented by the site are likely to have minor positive benefits for the economy for all sites. Significant positive are not identified as the site does not allocate employment land..</p> <p>Mitigation</p> <ul style="list-style-type: none"> Ensure that any planned leisure is of a local scale to avoid it becoming a competing destination to established citywide facilities and locations. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain. The scale of additional employment opportunities on the site will require further masterplanning and viability analysis of the local centre.
5. Help deliver equality and access to all.	Address existing imbalances of equality, deprivation and exclusion across the city;	++	++	++	++	++	<p>Likely Significant Effects</p> <p>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2015) regarding barriers to housing and services in adjacent areas and across the city.</p> <p>The allocation and alternatives all propose a new garden village, which will help decrease overall housing deprivation within the city by contributing a significant contribution towards the provision of affordable housing.</p>

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	<p>Provide accessible services and facilities for the local population;</p> <p>Provide affordable housing to meet demand;</p> <p>Help reduce homelessness;</p> <p>Promote the safety and security for people and/or property.</p>											<p>Based upon the proposed affordable housing policy, the site would have a target to provide 30% affordable dwellings of mixed tenure on site. The development would therefore generate between 300-500 homes based upon the allocation and largest alternative boundary. All of the sites would make a significantly positive contribution in the medium to long-term towards meeting the identified affordable housing need.</p> <p>The scale of the development is likely to require a local centre offering convenience and health facilities. This local provision is important given the size of the new community and to ensure that local needs are met without needing to travel. Currently Clifton Moor (circa 800m to the south across the ring-road) offers larger scale convenience and comparison goods shopping. Developing local facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on these facilities, particularly smaller scale facilities, and to ensure access in the site is within a 5- 10 minute walk. It is reasonable to assume that the level of facilities would be greater on the larger site allocations in comparison to the allocation commensurate with the population.</p> <p>Key to the sites success in meeting this objective will be accessibility and the provision of sustainable transport routes to enable access for all. The new village should include a frequent bus route to maximise connectivity as well as cycle paths and pedestrian linkages, particularly to local facilities. Connecting, safe routes to existing provision should also be designed in to any scheme. The larger boundary schemes may enhance commercial viability of sustainable transport routes in comparison to the allocation boundary as they would have a higher critical mass of population to sustain them.</p> <p>Overall, all of the sites have been assessed as likely to have a significant positive impact in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The level of facilities and services is commensurate to the scale of population.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Preliminary viability and masterplanning has assumed a level of local facilities on the site.</i> <i>The affordable housing ratio is as per the Publication (Submission) Local Plan and is viable.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The services and facilities provided on the site will be subject to masterplanning and occupation following development.</i> <i>The apportioned level and mix of affordable housing.</i>
6. Reduce the need to travel and deliver a sustainable	Deliver development where it is accessible by	+	-	+	-	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>All of the site boundaries offer a new garden village. Development in this location will require significant infrastructure to ensure it promotes sustainable travel behaviour and has good connectivity to the rest of York. This</p>

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integrated transport network.	<p>public transport, walking and cycling to minimise the use of the car;</p> <p>Deliver transport infrastructure which supports sustainable travel options;</p> <p>Promote sustainable forms of travel;</p> <p>Improve congestion.</p>	Green	Yellow	Green	Red	Green	Yellow	<p>site would be subject to policies in the Local Plan regarding transport and infrastructure to ensure this is sufficiently provided.</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development. Extension of existing bus routes from Clifton Moor is being explored, which would help to link any new development to the city centre. Furthermore, connectivity across the site with safe crossing points to Clifton Moor to the south would help to connect the site to the existing urban area.</p> <p>It is inevitable that there will need to be vehicular access and connectivity to and from the site. Primary access to the settlement for vehicles is proposed to and from new exits from existing junctions on the A1237. The Transport implications Paper (2017) indicates that the ring-road (A1237) in this location is at capacity. Increase in car use and accessibility onto the A1237 would exacerbate congestion in the area, particularly at peak times around this section of the ring-road. Reducing car trips will be necessary to mitigate this effect in the long-term. It is reasonable to assume therefore that the larger alternative sites would have a greater negative impact on local congestion both alone and in-combination with other development around the city. For alternative 3 and 4 this is likely to be significantly negative. Impacts as a result of the allocation and alternative 2 are likely to have a lesser impact in comparison.</p> <p>There may be some short-term impacts on the A1237 through the construction of new junctions for accessing the settlement. The scale of this is unknown as it would depend on the magnitude of infrastructure improvements undertaken.</p> <p>The site will need to provide local facilities on site, which should have a positive influence in minimising trip generation in relation to convenience goods and services. This would need to be connected to the proposed transport infrastructure on site to maximise the use of non-car modes of travel to move short distances.</p> <p>All of the site are likely to provide sufficient access to the site, which will be positive overall although it is acknowledged that the success of this will depend upon implementation. On balance, the allocation and alternative 2 are likely to have minor negative effects as a result of potential impacts on the road network. Alternatives 2, 3 and 4 are more likely to have significant negative effects on this objective due to the scale of development.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> <i>A full access and movement strategy is developed to maximise connectivity to York via sustainable travel modes and behaviour. This should be agreed between relevant bodies, including the Highways Agency and CYC.</i> <p>Assumptions</p>

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							<ul style="list-style-type: none"> The Transport Implications evidence base (2017) remains valid and impacts tested would incrementally increase with scale of development. The infrastructure required for the settlement would be viable <p>Uncertainties</p> <ul style="list-style-type: none"> The level of congestion as a result of this development and as a result of its occupation. The behaviour of future occupiers and their travel needs. The phasing and timescales for the appropriate infrastructure provision. 	
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<p>Reduce or mitigate greenhouse gas emissions from all sources;</p> <p>Plan or implement adaptation measures for the likely effects of climate change;</p> <p>Provide and develop energy from renewable, low and zero carbon technologies;</p> <p>Promote sustainable design and building materials that manage the future risks and</p>	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents. This is likely to be commensurate to development and therefore the larger alternatives sites are likely to have greater negative effects in comparison to the allocation or alternative 1.</p> <p>There is the potential for the increase in vehicles to lead to an increase vehicle movements. Increase in car use and accessibility onto the A1237 would exacerbate congestion in the area, particularly at peak times around this section of the ring-road. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power or ground source heat pumps in order to contribute further to this objective. The Renewable Energy Evidence Base (2014) stated that this site has high potential for incorporating solar and technologies and medium potential for wind power, biomass, heat pumps and district heating. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>Overall, there is an opportunity to have a long-term positive impact on all of the sites by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the</p>

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	<p>consequences of climate change;</p> <p>Adhere to the principles of the energy hierarchy.</p>	Green	Yellow	Green	Yellow	Green	Yellow	Green	Yellow	Green	Red	<p>construction and occupation of the site may continue to have a potentially negative impact. Alternative 4 is likely to have more significant effects as a result of the scale of development.</p> <p>Mitigation</p> <p><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></p> <p>Assumptions</p> <p><i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i></p> <p>Uncertainties</p> <p><i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i></p> <p><i>The scale of effects as a consequence of residents is unknown.</i></p> <p><i>The package of mitigation measures to be incorporated into the scheme relies on further masterplanning.</i></p>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of bio-diversity / geodiversity value;</p>	-	?	-	?	-	?	-	?	-	?	<p>Likely Significant Effects</p> <p>This site would need to incorporate and consider green infrastructure as set out by policies within the Local Plan, relating to their creation, preservation and enhancement.</p> <p>The site is predominantly arable farmland interspersed hedgerows. Within the boundary of the site there are no statutory nature conservation designations. However, it is adjacent to a Site Local Interest (SLI): Clifton Airfield. This is recognised as an SLI due to its interest features of Hawthorn scrub, plantation, rank and moderately species rich grassland. Specifically, there is invertebrate interest and reptile potential on this SLI.</p> <p>An Extended Phase 1 Habitat survey completed for an alternative larger boundary has been completed by the site promoters and remains relevant for all of the sites. The survey included land to the west of the site, up to the public footpath that runs from Brecksfields (north) to the A1237 (south), as well as additional land to the east, between the allocation site and the B1363 Wigginton Road where access roads may need to be located. A desk study has also been completed, together a badger survey and winter bird surveys. This has revealed that there are areas of woodland and some buildings which have potential for bat roosting, although bat foraging habitat across the site is considered to be low to medium. There are also a number of identified badger setts within the site. Furthermore there is potential for breeding birds across the site, including barn owls, within the hedges tress, scrub and woodland. A number of ponds have also been identified on or within 250m of the site giving rise to the potential for great crested newts.</p> <p>In order to understand the extent of the ecological interest on the site, further studies are required to ensure appropriate identification and mitigation can be implemented. The ecological interest features currently known are not considered to present a serious constraint to development on the site but should be taken into consideration</p>

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	<p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>						<p>through masterplanning. Additional protected species surveys by the site promoters are underway, including for breeding birds, barn owls, bats, water voles, otters and invertebrates, in order to fully inform the masterplanning of the site.</p> <p>The site will need to incorporate various types of green infrastructure and open space. Any accessible open space should not compromise the integrity of any biodiversity interests which are identified but may present opportunities for green linkages across the site.</p> <p>The site does connect with a local green infrastructure corridor. There is an opportunity to integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment.</p> <p>On balance, the effects of this site are currently unknown as further information is required to determine the required mitigation in relation to ecological interest features. Given that the site also contains an SLI, a precautionary negative effect is also stated for all of the site boundaries. It should also be acknowledged that the effects of the larger alternatives may have a greater impact as a result of taking a larger area for development.</p> <p>Mitigation</p> <p><i>Ecological studies to be completed to enable further understanding of the sites ecological interest features.</i></p> <p><i>Phasing of development should prioritise locations away from any areas identified to have high ecological interest to minimise disturbance and allow any ecological enhancement to establish.</i></p> <p><i>A full Green Infrastructure Plan for the development should be developed, incorporating open space and a biodiversity management plan.</i></p> <p>Assumptions</p> <p><i>Preliminary evidence bases referred to have been prepared by Baker Consultants on behalf of the landowners/developers remain valid.</i></p> <p>Uncertainties</p> <p><i>The results of ecological studies currently under preparation and their requirements for mitigation.</i></p> <p><i>The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.</i></p>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<p>Re-use previously developed land;</p> <p>Prevent pollution contaminating the land and</p>	--	--	--	--	--	<p>Likely Significant Effects</p> <p>This is a greenfield site. It is predominantly grade 3 agricultural land, which signifies it is high grade agricultural land. This would be a significant loss of the land type within this area and would therefore have a negative impact on this objective. The impacts of the alternative sites would have incrementally greater effects as they would result in more loss compared to the allocation boundary.</p> <p>Given that this site in adjacent to a former airfield, ground conditions and contamination need to be explored. It is</p>

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	<p>remediate any existing contamination;</p> <p>Safeguard soil quality, including the best and most versatile agricultural land;</p> <p>Protect or enhance allotments;</p> <p>Safeguard mineral resources and encourage their efficient use.</p>						<p>not considered to be a high risk contaminated site however.</p> <p>As part of the development of the site there will be a need a variety of open space provided, including allotments. This would have a positive impact on this objective in the medium to long-term, subject to further masterplanning and implementation.</p> <p>On balance all of the sites are scored significantly negative due to it being a greenfield site and in an area of predominantly high grade agricultural land. It is acknowledged that the effects would be greater for the larger site alternatives.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A full ground conditions survey will be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The former airfield use to the southern end may have implications for ground conditions/contamination.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The implementation and scale of allotments provision is currently uncertain.</i>
<p>10. Improve water efficiency and quality.</p>	<p>Conserve water resources and quality;</p> <p>Improve the quality of rivers and groundwaters.</p>	-	-	-	-	-	<p>An increase in population will have an inevitable negative impact on water usage and consumption. This is likely to be commensurate to the size of the new community. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development in the allocation and alternatives should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p>

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							<p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, all sites have been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures. It is acknowledged that larger scale development may have greater negative impacts but this may be balanced against the ability to incorporate water efficiency measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<p>Promote reduction, re-use, recovery and recycling of waste;</p> <p>Promote and increase resource efficiency.</p>	-	-	-	-	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill. The larger alternative may also require new local facilities.</p> <p>Waste arising from the construction of the site should be processed according to the waste hierarchy as far as possible, in line with policies set out in the Local Plan.</p> <p>Overall the impacts for all sites are likely to be negative commensurate to the scale of development but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of waste processed during the construction and remediation phases is unknown.</i>

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12. Improve air quality.	<p>Reduce all emissions to air from current activities;</p> <p>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</p> <p>Support the development of city wide low emission infrastructure;</p> <p>Improve air quality in AQMAs and prevent new designations;</p> <p>Avoid locating development where it could negatively impact on air quality;</p> <p>Avoid locating development in areas of existing poor air quality where it</p>	-	-	-	-	-	<p>Likely Significant Effects</p> <p>There are no AQMAs within proximity of this site and no immediate AQ issues although there is potential for knock on effects as a result of traffic elsewhere in the city.</p> <p>The additional congestion as a result of the development and the close proximity to the A1237 outer ring road has the potential for poor air quality with negative impacts on the health of future occupants. This allocation boundary is set back by over 600m which should help to reduce some impacts resulting from the A1237. The alternative boundaries bring development closer to the A1237, with the development boundary for alternative 4 being the closest and therefore likely to experience greater negative effects. A full air quality assessment will be required to fully understand the likely impacts of the development..</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour and the consequential impact on air quality. The infrastructure should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>There are likely to be emissions relating to construction due to increased trips connected with HGVs and construction vehicles for the duration of the development. Given the scale of the site, this may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Despite opportunities for sustainable travel, car use is expected to increase. Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Higher uptake of low emission technologies and sustainable travel behaviour should help to minimise the amount of new potential sources of emissions. Incorporating services and facilities within the site should help to ensure local provision within a short distance. Masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling.</p> <p>Overall all of the site have been assessed as a minor negative effect against this objective with the exception of alternative 4 which may have more significant negative effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Sustainable travel behaviour should be encouraged to minimise emissions as a result of increase vehicle use.</i> <i>Full air quality impact assessment is required.</i> <i>The site should develop a low emission strategy in line with other policies in the Plan.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Locating development close to the A1237 could have adverse effects on peoples health.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of air quality issues as a result of occupation of the site.</i>

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	<p>could result in negative impacts on the health of future occupants/ users;</p> <p>Promote sustainable and integrated transport network to minimise the use of the car.</p>						<ul style="list-style-type: none"> Masterplanning of the site and the potential exposure of residents to new sources of poor air quality. The scale of additional vehicle emissions and uptake of sustainable transport is not certain
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<p>Reduce risk of flooding;</p> <p>Ensure development location and design does not negatively impact on flood risk;</p> <p>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</p>	0	0	0	0	0	<p>Likely Significant Effects</p> <p>This site is not located within an area of high flood risk. The site is within flood zone 1 and therefore at limited risk from fluvial flooding.</p> <p>There are existing drains that run near to the Eastern and Western boundaries of the development site. These drains fall under the jurisdiction of the Internal Drainage Board, and are likely to receive runoff from field drains and from any surface flows in heavy rainfall events. Further investigation is required through a Flood Risk Assessment to understand the implications of this on the masterplan.</p> <p>This new village location is greenfield and would therefore require a run-off rate not exceeding the existing rate (in accordance with the Flood Risk Strategy). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose open space to minimise further flood risk as a result of any development.</p> <p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>This has been assessed as having neutral effect against this objective for all sites.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs. Surface water run-off rates should be based on 1.4 l/sec/ha (in accordance with the SFRA). A full Flood Risk Assessment (FRA) is required to understand more fully the impacts relating to masterplanning on the site. <p>Assumptions</p> <ul style="list-style-type: none"> n/a.

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							<p>Uncertainties</p> <ul style="list-style-type: none"> The scale and location of SUDs will be determined through more detailed masterplanning. The effect of occupation of the site on long-term flood risk.
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<p>Promote or enhance local culture;</p> <p>Preserve or enhance designated and non-designated heritage assets and their setting;</p> <p>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</p>	-	-	-	-	-	<p>Likely Significant Effects</p> <p>The general site location contains known archaeological deposits on the site dating from the Iron Age – post-medieval period including an Iron Age and Romano-British settlement. Further evidence for prehistoric and Romano-British settlement is also known on land to the east and west of this site. It is identified to contain high quantity of legible non designated landscape features exist across the site including medieval ridge and furrow, post-medieval field boundaries, historic plantations and balancing ponds.</p> <p>A desk-based archaeological assessment has been completed by the site promoters for a larger alternative boundary the results of which remain relevant for all sites. This evidence identifies that there are no designated cultural heritage assets on the site. It has identified however, that the primary interest concerns prehistoric and modern activity. Excavations in 1996 identified regionally significant complex of prehistoric settlement activity that was demonstrated to go beyond the site area. Magnetometry surveys have been undertaken on 50% of the site area which have revealed isolated features but little else due to the unfavourable nature of the underlying geology. Investigation in trial trenches has been completed. Trenching revealed that although the site contains significant archaeological features they do not need to be preserved in-situ. The impact of the development on the significance of archaeological deposits must be mitigated through a programme of archaeological excavation, community involvement, analysis, publication and archive deposition.</p> <p>The impacts identified in the Heritage Impact Assessment (HIA) are reduced for the allocation in comparison to alternative larger boundaries. The HIA has identified that the allocation boundary now reflects a separate settlement outside of the ring-road to reflect the settlement pattern around York reducing significant concerns in relation to compactness. Impacts on the village of Skelton are reduced given that the boundary now provides a 1km separation to the village. Minor harm still remains in relation to maintaining a rural setting in relation to the potential impact on views into / out of the site and from the PRoW from the west. Views analysis is still required. HIA for alternative 1 and 2 remain similar to the that of the allocation boundary although it is acknowledged that they extend slightly to the west and south. HIA for alternative 3 and 4 would result in greater impacts. Alternative 4 is identified to have minor to significant harm based upon expansion of the site to the north, south and west increasing concerns regarding compactness and standalone status of the settlement.</p> <p>Masterplanning of the proposed area would still need to ensure that carefully designed buffering and landscaping to the outer edges are included, particularly to the southern and western edges.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible</p>

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		-	--	-	--	-	--	-	--	-	--	<p>historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the garden village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>Design is considered in the additional HIA undertaken by the developers/landowners for a larger alternative boundary, which acknowledged that the design, layout and quality of the new settlement would dictate the degree to which it would be considered to enhance or detract from architectural character.</p> <p>On balance, it is considered that the allocation and alternatives 1 and 2 may cause minor harm to the historic character and setting of York. The scale of harm increases with the size of the site boundary and therefore some significant effects are identified for alternatives 3 and 4. The scale of impact on the historic environment in relation to the allocation will be determined through masterplanning.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Landscaping to the outer edges of the development, particularly the western and southern edges to mitigate the new effect of the new settlement in the rural landscape. Findings of archaeological surveys inform the masterplan.. Views are identified and continued to be planned into masterplanning of the site. High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. <p>Assumptions</p> <ul style="list-style-type: none"> Programme of archaeological investigations undertaken remain valid. <p>Uncertainties</p> <ul style="list-style-type: none"> Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to heritage issues is not likely to be known fully until the planning application stage.
15. Protect and enhance York's natural and built landscape.	Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically	-	--	-	--	-	--	-	--	-	--	<p>Likely Significant Effects</p> <p>This site is located outside of the ring-road within the northwest quadrant of York and is proposed as a standalone settlement. Any development in this location will inevitably result in the loss of some of the open countryside surrounding York. In comparison to the allocation, the alternative sites would all result in more loss with the greatest impact being as a result of alternative 4.</p> <p>The Heritage Impact Assessment (HIA) has identified that there is predominantly minor harm as a result of the allocation in this location. These impacts are less compared to alternative larger boundaries given that concerns in relation to compactness and coalescence are addressed by moving the southern and western boundaries northwards and eastwards respectively. The allocation boundary now reflects a separate settlement outside of the</p>

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	<p>important sites;</p> <p>Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper.</p>	Yellow	Red	Yellow	Red	Yellow	Red	Yellow	Red	Yellow	<p>ring-road to reflect the settlement pattern around York. Impacts on the village of Skelton are reduced given that the allocation boundary now provides a 1km separation to the village. Furthermore, areas important for the historic character and setting of York have been expanded around Skelton to prevent coalescence and to help maintain its rural setting. Minor harm still remains in relation to maintaining a rural setting given this is a new settlement in a rural landscape. Given the alternative boundary incrementally increase the size of the land and scale of development, the effects as result get incrementally significantly negative in comparison to the allocation boundary.</p> <p>Mitigation suggested in the HIA relevant for all of the sites includes carefully designed landscaping and buffering to its outer edges, particularly the southern and western boundaries. Existing hedgerows should be retained and enhanced where possible within the new development and as much of the inherited landscape characteristics should be retained within design proposal. E.g. using existing boundaries to guide development plots and retaining as many green boundaries as possible. In addition, it is recognised that the severity of visual impact will relate to the mass and density of any development in view. Low density buildings should be placed on the rural edges to help soften the urban character of any new development.</p> <p>The HIA has also identified that the proposed development will have an effect on the relationship of the historic city of York to the surrounding villages by reducing the distance between the villages of Haxby and Skelton, outlying farms and the urban fringes of York. Alternative 3 and 4 would likely have greater impacts as they are larger developments.</p> <p>Preliminary landscape assessments undertaken for larger alternative boundaries remain relevant. These have identified that :</p> <ul style="list-style-type: none"> • The site benefits from a landscape setting with a network of well-formed existing hedgerows. These have remained unchanged since at least 1853 and define the historic field boundaries. The hedgerows are distributed throughout the site in an east-west grid pattern. They play a key role in the historic landscape grain of the site and are key corridors suitable for bio-diversity/wildlife. • There are existing landscape assets on site, including woodland, trees, hedgerows, watercourses, drainage ditches and ponds. • Mature woodland and tree plantations exist within and immediately adjacent to the site and form landscape and visual buffers, thus restricting long distance views across the site. • The allocation boundary is set back from the arterial routes which exist to the east and west of the site, separated by buffers of open countryside. The visual impact of the allocation should be mitigated by prominent landscape features which screen the site from major roads and the green corridors of the River Ouse and Bootham Stray beyond. To the east of the site, mature woodland of the Moor and Nova Scotia Plantations acts as an effective visual barrier, allowing only glimpsed distant views into the heart of the site. To the west, mature hedgerows and trees species minimise potential visual impact. • The site’s southern boundary is defined by mature woodland of the Poplar Plantation and mature hedgerows, providing a visual barrier from the adjacent Outer Ring Road. Visual separation provided by existing and proposed landscape will minimise negative impact of the development on surrounding receptors whilst reinforcing a village character for the new development. <p>On balance, although there are opportunities for minimising harm, the assessment has identified the allocation will</p>

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		Yellow	Red	Yellow	Red	Yellow	Red	Yellow	Red	Yellow	Red	<p>still cause minor to significant harm to this objective due to the scale of potential change and reliance on masterplanning to implement suitable mitigation. The scale of impacts is likely to be greater from the alternative sites as they increase in scale. For this reason, Alternative 4 is assessed to only have a likely significant negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A Landscape strategy for the site is developed incorporating landscaping to the site's outer edges, particularly the southern and western boundaries and retention of existing landscape features.</i> • <i>Views are identified and continued to be planned into masterplanning of the site.</i> • <i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</i> • <i>Low density buildings should be placed on the rural edges to help soften the urban character of any new development</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The preliminary Landscape Appraisal has been completed on behalf of the Landowners/developers remains valid..</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The success of this development and how the design responds to landscape issues is not likely to be known fully until the planning application stage.</i>
<p>Summary</p> <p>Allocation</p> <p>Significant positive effects have been identified for objective 1 (housing) as a result of the significant number of new dwellings and new community facilities on the proposed development and objective 5 (equality) due to the incorporation of affordable housing and accessibility of the new local centre. A significant negative effect was recorded against objective 9 (land use) due to the loss of a greenfield site.</p> <p>A minor positive effect was recorded for objective 4 (jobs) due to the support for construction jobs and longer term opportunities in the new local centre. A minor negative effect was identified for objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation, and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality. Objective 14 (cultural heritage) was also assessed as minor negative effects due to potential impacts on archaeological features, rural setting, compactness and views.</p> <p>A mixed minor positive and negative effect was determined against objective 2 (health) due to the provision of recreational open space and risks from noise exposure and poor air quality. Objective 3 (education and training) is minor positive and uncertain as a result of enhancement of trade skills but uncertainty in educational provision and the lack of secondary school. Objective 6 (transport) was also assessed as a mixed minor positive and negative effect due to the promotion of sustainable travel behaviour in addition to the overall increase in car use and congestion on the ring road. Objective 7 (climate change) was assessed as a mixed minor effect due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. Objective 15 (Landscape) was also assessed as mixed minor and significant negative effects due to potential impacts a new settlement would have on rural setting the significance of which will be subject to the implementation of mitigation.</p> <p>A mixed minor negative and uncertain effect was recorded for objective 8 (biodiversity) due to the presence of a SLI and uncertain impacts on ecological interest features.</p> <p>There are uncertainties over the number of students from the development and number of jobs generated, the level of congestion, effects on biodiversity and the amount of waste generated.</p>												

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<p>A neutral effect was identified on flood risk (objective 13) due to low flood risk subject to implementation of sustainable drainage techniques.</p> <p>Alternatives</p> <p>The alternative site boundaries score the same as the allocation for objectives 1, 3, 4 5, 10, 11 and 13. It is acknowledged however that these sites are likely to have an incrementally greater impact than the allocation as the size of the boundary and/or housing quantum increases in this location. For this reason, alternative 4 is appraised as having significant negative effects against objective 2, 12, 14 and 15. For objective 7, the site scores a mixed significant positive and negative recognising the potential that a larger site could bring in term of implementing renewable energy technologies but also the negative effects of an increased population on potential emissions and resources. Transport (objective 6) was also identified for alternatives 2, 4 and 5 to have a significant effects as a result of increased potential congestion in comparison to the allocation with the greatest impact as a result of alternative 4.</p>							

Key:

Symbol	Likely Effect on the SA Objective		
++	The policy is likely to have a significant positive effect	?	Uncertain or insufficient information on which to determine effect
+	The policy is likely to have a positive effect	-	The policy is likely to have a negative effect
0	No significant effect / no clear link	--	The policy is likely to have a significant negative effect

ST15: Land to the West of Elvington Lane

(Allocation Site ref: 851)

A Objective	Sub-objective (Will the site...?):	Allocation (site 851)	Alternative 1 (site 984) Post PPC	Alternative 2 (Site 979) Developer PPC	Alternative 3 (site 888) Developer	Alternative 4 (site 877/985)	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<p>Deliver homes to meet the needs of the population in terms of quantity, quality;</p> <p>Promote improvements to the existing and future housing stock;</p> <p>Locate sites in areas of known housing need;</p> <p>Deliver community facilities for the needs of the population;</p> <p>Deliver pitches required for Gypsies and Travellers and Showpeople.</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>Likely Significant Effects</p> <p>The proposed new garden village allocation is forecast to provide circa 3340 dwellings in total and circa 2,200 within the first 15 years plan period. The represents 8.8% of the total requirement within the first 15 years and a population of circa.8500 people overall. This is a significant new community within the city and will provide a new village that can meet a multiplicity of needs. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed settlement to be created. In line with the Affordable Housing Policy (H10), this site should provide around 1000 affordable homes. This will help to ensure that mixed needs are accommodated on this site.</p> <p>The alternative boundaries would deliver more homes ranging from 3,450 (alternative 3), 3,900 (alternative 1), 4,000 (alternative 4) to 4,500 dwellings on alternative 2. The alternatives could increase the number of affordable home to between 1035 – 1350 dwellings, which would have a positive effect in meeting the city's needs.</p> <p>In order to meet the needs of the new resident's local facilities and services will need to be provided commensurate to the scale of population to ensure that adequate provision is locally available. Given the size of the allocation and likely population, at least one local centre and appropriate space for neighbourhood parades should be provided to ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities elsewhere in the long-term. It is reasonable to assume that the requirements for facilities would be greater for the alternative boundaries given they propose an increase in the scale of development. The masterplanning should ensure that facilities and housing development are phased together to minimise residents need to travel for convenience items, particularly in the short-term.</p> <p>The allocation for a new garden village is exceptionally important to meeting overall housing need and would make a significantly positive effect on this objective. Similarly, the alternatives sites have been appraised as having significant positive effects, with the scale of effects likely to increase with the scale of proposed development.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Phasing of development should include the provision of facilities to ensure the population is provided for throughout the development of the village. In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment. <p>Assumptions</p> <ul style="list-style-type: none"> Housing numbers for alternatives 2 and 4 are supplied by the site developer and remain relevant. <p>Uncertainties</p>

ST15: Land to the West of Elvington Lane

(Allocation Site ref: 851)

A Objective	Sub-objective (Will the site...?):	Allocation (site 851)		Alternative 1 (site 984) Post PPC		Alternative 2 (Site 979) Developer PPC		Alternative 3 (site 888) Developer		Alternative 4 (site 877/985)		Commentary*
												<ul style="list-style-type: none"> The final number of homes and housing and mix developed on this site will be subject to masterplanning and an associated planning application.
2. Improve the health and well-being of York's population.	<p>Avoid locating development where environmental circumstances could negatively impact on people's health;</p> <p>Improve access to open space / multi-functional open space;</p> <p>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p> <p>Provides or promotes safety and security for residents;</p> <p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>	+	-	+	-	+	-	+	-	+	-	<p>The development of sites will be subject to policies with the Local Plan regarding the provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The site is currently within agricultural use and therefore does not have formally designated open space. The ward in which this site is located, Fulford and Heslington, has existing deficiencies in open space. This site will be required to include open space for a range of recreational purposes which should have a positive benefit on the health and well-being of new and existing residents. The scale of this provision will need to be commensurate to the new population and be accessible for all within an appropriate distance to maximise benefits associated with its provision. It is reasonable to assume therefore that more openspace will be provided on the larger alternative sites. Open space should be phased into development to ensure that people have access to open space during the course of the development. A site-wide green infrastructure and recreation strategy should be developed to maximise synergistic benefits of connected space.</p> <p>There is access to pedestrian rights of way (Minster Way) on the north-western boundary of the site allocation and alternatives 3 and 4, which should be maintained through any development. The allocation boundary and alternatives 3 and 4 also have an additional right of way extending from Long Lane southwards into the site which may be used to link more directly with open access land. Whilst this is positive for access to the countryside, the use of these PRoWs need to be considered alongside impacts on biodiversity (see objective 8).</p> <p>The site promoters indicate through submissions for alternative 2, which are also relevant to alternative 1, that masterplanning would include up to 40% of the site area for openspace and provide "A connected, multi-functional network of green spaces and corridors will be incorporated that permeates the residential areas and forms part of the movement network for pedestrians and cyclists. This network will include public open space, play areas, amenity space, playing pitches, SUDS, wildlife corridors, allotments and orchards, and green movement corridors". These proposals should help to ensure that facilities on-site are attractive for the new population and help to minimise impacts identified in objective 8. Whilst the allocation boundary would be subject to policies in the plan regarding green infrastructure, including openspace provision, the openspace and recreational strategy is currently unknown.</p> <p>There are no facilities in proximity that would solely cater for this scale of development. A new garden village would generate new facilities commensurate with its size and population which should include a local centre providing local provision for health such as doctors and dentists. It is reasonable to assume that the alternatives boundaries may support more on-site facilities in comparison to the allocation as the scale of development is greater. This new provision should have a positive impact for caring for the health of the population but is subject to implementation. The location of these facilities on site should be within close proximity of the residents to maximise accessibility.</p> <p>Preliminary investigations of the ground conditions by the site promoter for alternative 2 indicate that it is unlikely to have significant issues in relation to ground contamination following mitigation. Potential sources of</p>

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							<p>contamination are identified to arise on the airfield operations in the southern section of the site, including historic use of aviation fuel tanks. The northern site component has historically remained as undeveloped agricultural land and is therefore risks of contamination are low. Full investigations will need to be undertaken but this is positive to understand that the site does not pose a risk to human health. These outcomes are also relevant where the allocations and other alternatives overlap. Land included in alternatives 3 and 4 outside of this work, are predominantly agricultural in use and it can therefore be assumed that risks of contamination are low. Further work would be required to substantiate this.</p> <p>Preliminary analysis of available data indicates that the background air quality submitted by the site promoter remains relevant. This stated that air quality across the site is likely to be within objective levels. However, this may change in accordance with the proposed new road infrastructure and occupation of the site in line with an increase in traffic as development progresses in the medium to long-term. Potential effects will need to be identified and mitigated to avoid direct adverse impacts in the long-term. The location of the allocation away from the A64 is likely to help reduce adverse effects from air quality on human health in comparison to development which would bring residential use closer. Alternative boundary 4 is likely to experience the greatest impact as the development boundary extends towards this highway. Any development in this location will need to promote low emission technologies and sustainable travel behaviour to minimise the amount of new potential sources of emissions. A full air quality assessment will be required to fully understand the likely impacts of the development.</p> <p>Preliminary noise investigations undertaken by the site promoter indicate that the noise climate is dominated by traffic noise from the A64, which decreases with distance. The northern edge of the allocation and alternatives 1 and 3 is located 1.5km from the A64 reducing potential noise impacts in comparison to alternative boundaries. Alternative boundary 4 is likely to experience the greatest impact as the development boundary extends towards this highway. However, this may change in accordance with the proposed new road infrastructure and occupation of the site in line with an increase in traffic as development progresses in the medium to long-term. Potential effects will need to be identified and mitigated to avoid direct adverse impacts in the long-term.</p> <p>There is likely to be impacts as a result of noise for the duration of the construction period, although any impact is likely to be commensurate with the proximity/location of the development on site. This is anticipated to be minor in the short-term given that the new village is predominantly away from existing residential or employment areas but is likely to increase as the village creates new receptors. Impacts may be experienced at the Air Museum to a greater extent with alternative 1 and 2 as this extends the development eastwards towards the museum. There will also be increased trips and noise connected with HGVs and construction vehicles, which may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods. A full noise impact assessment will be required to fully understand the potential impacts of noise from the development.</p> <p>The appraisal score reflect the location of potential development as well as the scale of impacts. On balance, the allocation and alternative 3 have been identified as having potentially minor positive and negative impacts. Alternative 1 and 2 have both been appraised to have a potentially significant positive effects in relation to the potential for openspace / facilities and a minor negative in relation to potential noise and air quality issues. Alternative 4 is identified to have both significant positive but a significant negative given extension of the</p>

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		+	?	+	?	+	?	+	?	+	?	<p>boundary to the north. All outcomes are subject to more detailed masterplanning and resolution of any air quality and noise issues.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Sustainable travel behaviour should be encourage to minimise emissions as a result of increase vehicle use.</i> <i>Full air quality and noise impact assessments are required.</i> <i>Development of facilities and open space need to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. Any facilities provided should be within close proximity to ensure accessibility for all.</i> <ul style="list-style-type: none"> <i>The green infrastructure strategy for the site should incorporate open space and connect with existing routes across the site</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Preliminary investigations referred to in this appraisal (Noise survey, Ground conditions survey, air quality data analysis) have been carried out by the site promoter and remain valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning</i> <i>The level and type of open space is still subject to masterplanning</i> <i>The level of noise and air quality issues as a result of occupation of the site.</i>
3. Improve education, skills development and training for an effective workforce.	<p>Provide good education and training opportunities for all;</p> <p>Support existing higher and further educational establishments for continued success;</p> <p>Provide good quality employment</p>	+	?	+	?	+	?	+	?	+	?	<p>Likely Significant Effects</p> <p>There is currently no provision for primary of secondary within close proximity of this site. It will be subject to policies set out within the Local Plan requiring educational provision. It is important that the anticipated requirement arising from this site for education is ascertained in advance to allow sufficient educational establishments to be incorporated onto the site and avoid increased pressure on existing facilities, particularly in medium to long term as the population of the village increases. Provision for education should be planned and phased alongside the residential development to ensure facilities are accessible to new residents through the course of the development. Given the anticipated number of new households that any of the site boundaries would generate, it is likely to require new nurseries, primary school and may also require secondary school provision.</p> <p>Evidence by CYC suggests that capacity of secondary education in this quadrant of the city is limited. It is therefore reasonable to assume that the larger alternative boundaries 1, 2 and 4 would make a secondary school more viable in this location due to increasing the critical population mass for sustaining a secondary school. It is</p>

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	opportunities available to all.						<p>also likely that alternative 2 would need to provide multiple primary schools to accommodate school age pupils in the long-term.</p> <p>Evidence by the site promoter suggests that two primary schools, nursery facilities and a potential secondary school could be planned into Alternative 2. This is the case also for alternative 1 although secondary provision supported is outside the boundary for this alternative. Education provision on the allocation and for alternative 3 and 4 are unknown.</p> <p>There would be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities. The level of training and skills development in associated industries would be dependent upon market forces. The effects of both the allocation and alternative 3 are likely to be similar. However, it is reasonable to assume that the large alternatives would have a positive impact over a longer timeframe in comparison to the allocation/ alternative 3 given the increased scale of potential development.</p> <p>Currently, all sites are assessed as having uncertain effects in relation to requirements for educational provision for which further information is required. The allocation and alternative 3 are identified to have minor positive impacts whilst alternative 1,2 and 4 are identified to have potentially significant positive effects in line with their increased scale of development .</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Adequate provision for educational needs should be planned into the development and phased alongside residential development to ensure that this is accessible to the new residents during the course of development.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Required educational capacity to be agreed in advance with the Council.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The number of pupils and their educational needs will only be fully determined upon further masterplanning/the developments completion and occupation.</i>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and	+	+	+	+	+	<p>Likely Significant Effects</p> <p>All of the site boundaries appraised would create significant new communities in the medium to long-term. A direct positive impact associated with this is that they will deliver a workforce to support long-term employment growth within the city. The location of this new garden village may have particular benefits for supporting jobs associated with the University of York , the knowledge based economy / biosciences at York Science Park and Airfield Business Park, Elvington due to their close proximity. The success of this may be subject to connectivity with each site.</p> <p>Initial infrastructure work undertaken by the site promoter indicates that new access to the university should be considered as part of the new junction onto the A64, which may be positive for the associated University of York</p>

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	<p>promote stable economic growth;</p> <p>Enhance the city centre and its opportunities for business and leisure;</p> <p>Provide the appropriate infrastructure for economic growth;</p> <p>Support existing employment drivers;</p> <p>Promote a low carbon economy.</p>						<p>Extension allocation (ST27), which includes employment uses.</p> <p>Whilst employment is not the key land use for this site, the scale of the development will require a local centre offering services and facilities, which would provide opportunities for a small numbers of local jobs. There would be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities. However, it is reasonable to assume that the large alternatives would have a positive impact over a longer timeframe in comparison to the allocation/ alternative 3 given the increased scale of potential development.</p> <p>Overall, the opportunities presented by the site are likely to have minor positive benefits for the economy. Significant benefits are not identified due to the allocation predominantly being allocation for residential use.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Ensure sustainable access to enable the mobility of the residents to reach employment centres..</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Educational capacity to be agreed with the Council.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will depend upon the works on-site.</i> • <i>The scale of additional employment opportunities on the site will require further masterplanning and viability analysis.</i>
<p>5. Help deliver equality and access to all.</p>	<p>Address existing imbalances of equality, deprivation and exclusion across the city;</p> <p>Provide accessible services and facilities for the local population;</p> <p>Provide affordable housing to meet demand;</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>Likely Significant Effects</p> <p>This is a new village location which help decrease overall housing derivation within the city by contributing a significant number of affordable dwellings. Based upon the proposed affordable housing target (policy H10), the site would have a target to provide 30% affordable dwellings of mixed tenure on site. The allocation is likely to provide around 1000 new affordable homes compared to a range of 1035 - 1350 dwellings as a result of the alternative boundaries. All sites would make a significantly positive contribution in the medium to long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development will also require a local centre and neighbourhood parades offering convenience and health facilities. It is reasonable to assume that the larger site alternatives would require more facilities in comparison to the allocation boundary given the increase in scale of proposed development. Local provision is important to ensure that local needs are met without needing to travel or putting pressure on existing facilities.. Currently there are small scale facilities within the nearby villages of Heslington and Elvington (both 3,000m) as well as the Designer Outlet to the east. For larger scale convenience shopping, the city centre or Monks Cross would be the closest destination. Developing the facilities in tandem with the development would be necessary to</p>

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	<p>Help reduce homelessness;</p> <p>Promote the safety and security for people and/or property.</p>											<p>ensure that increased pressure is not placed on the existing facilities and should ensure access is within a 5- 10 minute walk.</p> <p>Key to the sites success in meeting this objective will be accessibility improvement and the provision of sustainable transport routes to enable access for all. The size of the population should include for a frequent bus route to maximise connectivity as well as cycle paths and pedestrian linkages as far as practical.</p> <p>Overall, all of the sites have been assessed as likely to have a significant positive effect in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The level of facilities and services is commensurate to the scale of population.</i> <i>Sustainable access routes are implemented to enable mobility of residents around the new development and to the wider city.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The services and facilities provided on the site will be subject to masterplanning and occupation following development.</i> <i>The apportioned level and mix of affordable housing will be determined through masterplanning.</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<p>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</p> <p>Deliver transport infrastructure which supports sustainable travel options;</p> <p>Promote sustainable forms of travel;</p>	+	-	+	-	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>This is a new garden village and consequently would require significant infrastructure to ensure it promotes sustainable travel behaviour and has good connectivity to the rest of York. This site would be subject to policies in the Local Plan relating to infrastructure requirements to ensure this is sufficiently provided.</p> <p>Given that this is a new village, it will be important to establish a transport network which promotes sustainable travel behaviour across the development as well as into York. Routes across the site should encourage walking, cycling as well as the use of buses. Achieving this will need to be through a network of attractive and safe routes across the site linking to the existing network, where possible. Extension of the bus route from the existing high frequency Park and Ride service at Grimston Bar is being explored, which would help to link the new settlement to the city centre and potentially the University of York. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour.</p> <p>It is inevitable that the scale of development will increase car trips from this area of the city as a result of development. The scale to which this occurs will depend on the implementation and uptake of sustainable travel modes. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development. A Sustainable Access and Movement Strategy should be prepared and agreed in conjunction with the Highways Agency and City of York Council.</p>

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	Improve congestion.						<p>There will need to be vehicular access and connectivity to and from the site. The current access to the site is from Heslington Village via Common Lane, which is a non-designated road/ green lane or from Elvington Lane on to the airfield. In order to avoid adverse impacts to the existing villages of Heslington and Elvington, suitable alternative access will need to be in place with potentially managed access to this existing route into Heslington. Although the boundary is now 1.5km from the A64, a junction on/off the A64 is still proposed as the primary access to the settlement for vehicles with a secondary access to Elvington Lane. These accesses are relevant for all of the site boundaries. Traffic modelling indicates that the ring-road (A64) in this location is not at capacity and initial agreement for the suitability of a new junction to serve any development has been gained from the Highways Agency.</p> <p>Increased car use and accessibility onto the A64 may exacerbate congestion in the area, particularly at peak times towards the direction of the University and city centre along existing transport corridors (A19 and A1079). This is likely to be commensurate with the scale of development and therefore may be greater as a result of the alternative site boundaries in comparison to the allocation. Existing junctions may need improvement subject to the scale and impact of development. Timing of the implementation of transport infrastructure is therefore crucial to enable sustainable access to the new settlement and will affect how significant any impacts are.</p> <p>Initial infrastructure work undertaken by the site promoter indicates that new access to the university should be considered as part of the new junction onto the A64, which may directly help ease existing junction capacity at Grimston Bar and have in-combination positive effects for accessing the associated University of York Extension allocation (ST27).</p> <p>There may be some short-term impacts on the A64 through the construction of new junctions for accessing the settlement. The scale of this is unknown as it would depend on the magnitude of infrastructure improvements undertaken.</p> <p>Currently, there is access to pedestrian rights of way (Minster Way) to the northern boundary. This should be protected. The allocation boundary and alternatives 3 and 4 also have an additional right of way extending from Long Lane southwards into the site which may be used to link more directly with open access land. Whilst this is positive for access to the countryside, the use of these PRowWs need to be considered alongside impacts on biodiversity (see objective 8). Sufficient alternative interconnected routes should be masterplanned into the development as a result of an Access and Movement Strategy.</p> <p>The site promoters indicate through submissions for alternative 2, which are also relevant to alternative 1, that masterplanning would include "A connected, multi-functional network of green spaces and corridors will be incorporated that permeates the residential areas and forms part of the movement network for pedestrians and cyclists". Whilst the allocation and all other alternatives would be subject to policies regarding transport and access, details of on-site strategies are currently unknown.</p> <p>The site will need to provide local facilities on site, which should have a positive influence in minimising trip generation in relation to convenience goods and services. Any new local centre should be accessible and connected by the proposed transport infrastructure to maximise the use of non-car modes of travel to move short</p>

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		+	-	+	-	+	-	+	-	+	-	<p>distances. The site may also provide areas for employment which, should they be successfully connected could also help to reduce the need to travel. Local provision and employment opportunities are likely to have an indirect positive impact depending on the implementation of appropriate infrastructure.</p> <p>On balance, the allocation and all alternatives are assessed to have likely minor positive and negative impacts on this objective. It is acknowledged that the scale of these impacts may increase with the scale of development and timing of implementation of new infrastructure. However, an increase in scale may also result in additional or enhanced public transport, helping to mitigate significant effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> <i>A full access and movement strategy, including implementation timetable, is developed to maximise connectivity to York via sustainable travel modes and behaviour. This should be agreed between relevant bodies, including the Highways Agency and CYC.</i> <i>Access to Heslington Village via Common Lane is limited to avoid adverse impacts on the village in relation to transport.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The infrastructure required for the settlement would be viable at the proposed scale of development on each site considered.</i> <i>The preliminary transport and access assessment has been undertaken by developers/landowners with input from external bodies. Advice and remains valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of congestion as a result of this development and as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i> <i>The phasing and timescales for the appropriate infrastructure provision.</i>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation	+	-	+	-	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents. It is reasonable to assume that these effects will be greater for the alternatives sites in comparison to the allocation given the increased scale of development. The potential increase in vehicles and vehicle movements may have cross boundary impacts as it is uncertain how much of these will be contained within York. There is also potential for the increased car use to exacerbate local</p>

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	<p>measures for the likely effects of climate change;</p> <p>Provide and develop energy from renewable, low and zero carbon technologies;</p> <p>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</p> <p>Adhere to the principles of the energy hierarchy.</p>						<p>congestion, particularly at peak times towards the direction of the University and city centre.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services as well as open space.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions.</p> <p>The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar, biomass, heat pumps and medium potential for wind power. Also, the Study found this site has high potential for district heating and should be sure to comply with policy CC3. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon building regulations and implementation as well as the potential scale of development. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>Overall, there is an opportunity for all of the sites to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site may continue to have a potentially negative impact and are likely to be relative to the scale of development. For this reason, alternative 2 and 4 are identified to have significant effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i>

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			?									<ul style="list-style-type: none"> The scale of effects as a consequence of residents is unknown. The package of mitigation measures to be incorporated into the scheme relies on further masterplanning.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of bio-diversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>	--	?	-	-	-	-	--	-	--		<p>Likely Significant Environmental Effects</p> <p>This site would be subject to policies within the Local Plan in relation to Green Infrastructure and Biodiversity relating to creation, preservation and enhancement.</p> <p>The site includes arable farmland interspersed with mixed woodland copses as well as a middle section of Elvington Airfield. In its entirety Elvington Airfield is identified as a Site of Importance for Nature Conservation (SINC) for birds and part of this will be directly lost to development. Two separate sections of the Airfield are designated as SINC for species-rich grassland. These sections are immediately adjacent to the allocation boundary and would be adversely affected by increased access. The site is within 1km of a Site of Special Scientific (SSSI): Heslington Tillmire, and a further SINC: Fulford Golf Course. It is also within 5km of the Lower Derwent Valley (LDV), which is notified as a SSSI, classified as Special Protection Area (SPA), and designated as Special Area of Conversation (SAC) and Ramsar site; parts are also designated as a National Nature Reserve (NNR). Evidence suggests that there is a functional link between the LDV and the allocation as wintering wetland birds from the SPA also utilise land within the allocation for feeding and roosting. These species will therefore be vulnerable to habitat loss from construction and ongoing disturbance from recreational activities. Potential impact from recreation would also adversely affect Heslington Tillmire SSSI.</p> <p><u>Elvington Airfield SINC</u></p> <p>The species-rich grassland SINC areas adjacent to the site boundary would be adversely affected by increased uncontrolled access and others negative impacts associated with housing proximity, and the construction and operation of a new access road to Elvington village.</p> <p>A significant area of the bird SINC will be lost and the remainder fragmented and adversely affected by increased uncontrolled access and others negative impacts associated with housing proximity. Without sufficient mitigation and compensation there will be adverse effects on the existing SINCs and overall biodiversity.</p> <p>Although the allocation boundary incorporates part of the airfield and therefore the SINC area designated for birds, it is aligned between the two grassland SINCs. Whilst not directly including them in the development it is reasonable to assume that these sites would still experience significant negative effects as a result of development through urban edge effects and recreational pressure unless mitigation was in place to make the sites inaccessible to the public. This would also be likely for alternative 3 and 4 which share the same boundary on to the airfield. Furthermore, in comparison to alternatives 1 and 2, there would be less area that could potentially be left undisturbed to mitigate for the candidate SINC for birds. Although there would be a large area to the west and east of the allocation, a secondary access would need to be provided to Elvington Lane which may</p>

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							<p>cause disturbance in areas outside of the allocation boundary. In addition, the area to the east is reduced in comparison to alternatives 1 and 2.</p> <p>Alternatives 1 and 2 extend the development along the runway taking in more of the SINCS to the east. The effects of this are still likely to be significant with the direct loss of SINC habitat but there is an opportunity presented to retain the western half of the runway and the SINC in this area. This may be positive for birds associated with the SINC (and also LDV and SSSI) given the large area that would remain as an undisturbed area, subject to making this inaccessible for recreational purposes to minimise disturbance.</p> <p><u>Heslington Tillmire SSSI</u></p> <p>Heslington Tillmire SSSI is located to the west of the site. The SSSI is notified for its habitats of tall herb fen and marsh grassland as well as wading birds, including lapwing, curlew, redshank and snipe, which live and breed in the marshy grassland. The last assessment by Natural England (2011) found the Tillmire to be in favourable condition. A National Vegetation Classification (NVC) Survey undertaken on behalf of the developer/landowner in 2014 found consistent results with the former and the original SSSI designation interest species.</p> <p>Development of a new garden village within proximity to this SSSI could potentially have significant adverse effects through disturbance to the breeding birds and damage of the grassland as well as changing the hydrological levels which create this habitat. It is acknowledged that Heslington Tillmire already receives disturbance through the use of surrounding footpaths which bound the site and through its designation as Open Access Land available for the public. However, greater disturbance through the close location of a new settlement may have significant adverse effects and is a point applicable to all boundaries appraised.</p> <p>Access to the SSSI is currently available by public footpaths (including the Minster Way linked to Heslington) and via road on Long Lane. The allocation boundary and alternatives 3 and 4 also have an additional right of way extending from Long Lane/Langwith Stray southwards into the site which may be used to link more directly with the SSSI and open access land. Minimising access to Heslington Tillmire SSSI will be paramount in minimising disturbance. Should the development go ahead, access to the SSSI should be restricted without compromising the Open Access Land and Public Rights of Way (PRoW) designations. Suitable Alternative Natural Green Spaces (SANGS) incorporating new networks of attractive footpath routes should be incorporated as part of a site specific Green Infrastructure and Recreation Strategy to divert recreational disturbance pressure away from sensitive sites including the SSSI and adjacent SINCS. The potential to restrict access to the Open Access land (for 28 days) on the SSSI during the bird breeding season via application to Natural England to help minimise disturbance should be explored.</p> <p>A new population in this location may also have direct consequences on predation of birds in the vicinity. The direct impact on the Tillmire is reduced through the allocation and alternative boundaries being 1km away with the exception of alternative 4 which brings development closer to the SSSI. Predation from domestic cats in particular would have a direct adverse effect on bird populations on site, particularly where they are ground nesting. Sufficient and appropriate buffering/landscaping would need to be in place to ensure that predation is minimised</p>

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							<p>through locating development far enough away from any known area for breeding birds</p> <p>As part of alternative boundary 2, the site promoters proposed an area of enhanced habitat adjacent to Heslington Tillmire in addition to the western end of Elvington airfield, both of which would have no/limited accessibility to the public. This mitigation was based upon their evidence to understand the effects of development and the scale of mitigation necessary to avoid, mitigate and compensate these effects as a result of the development. This mitigation scheme would also be applicable to alternative 1 given the similarity in the boundary. Associated with the allocation boundary is an openspace adjacent to the SSSI which is identified solely for nature conservation associated with ST15. This extends beyond 400m from the SSSI up to the A64 to help mitigate and compensate for effects of development aligning with and extending the site promoter's proposals but excluding additional land on western section of the airfield. This airfield mitigation measure would still be relevant but its implementation is uncertain in connection with the allocation boundary. More mitigation maybe required as a result of alternative 3, given it would bring development closer to the SSSI and for alternative 4 which would increase the scale of the settlement.</p> <p>Advice from Natural England suggests a minimum 400m buffer with deterrents to minimise effects, which accords with the proposed openspace / habitat mitigation areas proposed for the allocation and alternatives 1 and 2. They also recognise the potential significant negative impacts that development in this location may have and whilst they welcome the requirement to avoid impacts on Heslington Tillmire SSSI and secure an area for mitigation, there will also need to be an appropriate site wide recreation and access strategy to minimise indirect disturbance from the development and compliment the mitigation area.</p> <p>The site promoters indicate through submissions for alternative 2, which are also relevant to alternative 1, that masterplanning would include up to 40% of the site areas for openspace and provide "A connected, multi-functional network of green spaces and corridors will be incorporated that permeates the residential areas and forms part of the movement network for pedestrians and cyclists. This network will include public open space, play areas, amenity space, playing pitches, SUDS, wildlife corridors, allotments and orchards, and green movement corridors". These proposals should help to ensure that facilities on-site are attractive for the new population and help to minimise recreational trips to the SSSI in line with Natural England's concerns. Whilst the allocation boundary would be subject to policies in the plan regarding green infrastructure, including openspace provision, the openspace and recreational strategy is currently unknown.</p> <p>All ecological measures should be established prior to development, particularly in locations near the SSSI, SINC and highly populated bird areas in early phases to ensure that they can sufficiently establish.</p> <p><u>Lower Derwent Valley (LDV)</u></p> <p>A number of surveys and evidence has been produced on behalf of the developer/landowners to identify and understand the significance of the bird populations as well as whether this would have a consequential negative impact on the Lower Derwent Valley SPA, SSSI and Ramsar site (and Heslington Tillmire SSSI). This evidence is relevant to all site boundaries although it should be noted that there is a gap in evidence in the middle part of the</p>

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							<p>allocation, which is in third party ownership; however, given the proximity and similar (if not identical land-use) it is reasonable to presume that this will support similar biodiversity interest as the adjacent SINC including wetland bird populations from the LDV. This gap in evidence is also relevant for alternatives 3 and 4. In addition, there is a significant evidence gap for alternative 4 given the boundary extends to the north and evidence gap for alternative 3 for the additional land included at Langwith Lakes.</p> <p>Although the LDV lies some distance away, the Habitat Regulations Assessment Screening Report (2017) has evaluated evidence that suggests there may be a functional link for wetland bird species between the LDV, the site (particularly the airfield and adjacent land) and the adjacent SSSI. The HRA concluded that a likely significant effect could not be ruled out and that an Appropriate Assessment would be required. Specifically, it stated that <i>“recent ornithological studies have suggested that the site and its environs regularly support considerable numbers of both golden plover and lapwing, both identified as components of the non-breeding bird assemblage of the SPA...with limited information available [representative to this site boundary] ensure that no mitigation can be applied, the conclusion of LSE alone remains and an appropriate assessment is required.”</i> Furthermore, the HRA suggests that this site needs to be informed by ongoing ornithological surveys that evaluate the impact on wintering waders and can be used to identify bespoke mitigation measures. Initial advice received from Natural England concurs with this conclusion.</p> <p>Ongoing work on the HRA suggests that the successful delivery of this allocation and policy will require the development and implementation of a comprehensive mitigation strategy to ensure that adverse effects on the integrity of the LDV SPA and Ramsar site can be ruled out. This will have to take account of habitat loss through construction and ongoing disturbance from recreational activities, including the provision of Suitable Alternative Natural Green Space and a site-wide recreation and access strategy.</p> <p><u>Other ecology</u></p> <p>A range of other ecological surveys have been undertaken on behalf of the landowners/developers over the last four years to identify potential constraints and opportunities for alternative site boundary 2. Where appropriate this evidence base remains valid for all sites considered where the boundaries overlap although it should be noted that there are gaps in evidence as outlined above. Surveys have included Phase 1 Habitat Surveys, National Vegetation Survey, and surveys for great crested newts, reptiles and butterflies. Great crested newts were found on adjacent land and notable butterfly species were found on site; no reptiles on site were identified. Appropriate mitigation will be required to ensure the habitats for the identified species are appropriately provided.</p> <p>The requirement for further species surveys including badgers and bats have been identified.</p> <p>All biodiversity impacts should be addressed by following the mitigation hierarchy with the overall aim to prevent harm to existing biodiversity assets, delivering no net loss for biodiversity and maximising further benefits.</p> <p>On balance, the allocation is assessed as likely to have a potentially significant negative effect on this objective. Uncertainty is also identified given site specific mitigation in relation to this site is yet to be established. Impacts</p>

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							<p>on all of the alternative boundaries are also identified as significantly negative. However it should be acknowledged that alternative 1 and 2 may have more positive impacts as a result of the mitigation proposed both adjacent to the SSSI and on the western end of the runway as well as an initial strategy for managing recreation. Alternatives 3 and 4, given the gaps in evidence are identified as having only significant negative effects.</p> <p>It is also noted that Appropriate Assessment is required as part of the Habitat Regulations Assessment process.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A minimum of 400m buffer to the SSSI to mitigate predation from domestic animals;</i> • <i>Appropriate ecological enhancement of the development site to increase its biodiversity and minimise impacts to the SSSI/ LDV through increasing ecological functionality. This should be agreed alongside City of York Council and Natural England.</i> • <i>Ecological enhancement of the site should be prioritised within the masterplanning/phasing.</i> • <i>Phasing of development should prioritise locations away from the SSSI to minimise disturbance and allow any ecological enhancement to establish.</i> • <i>A full Green Infrastructure and Recreational Plan for the development should be developed, incorporating open space and a biodiversity management plan. Any management plans for the site should take into consideration the requirements of the SSSI to maximise synergistic benefits from enhancement and management proposals. Any management proposals will need to be agreed with Natural England.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The evidence bases referred to have been prepared on behalf of the landowners/developers remain valid. This has involved discussions with CYC ecologists and Natural England. It should be noted that there is a gap in evidence for an area in the mid-west of the site that is in third party ownership.</i> • <i>Previously suggested mitigation measures are yet to be agreed in relation to this site boundary.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.</i> • <i>There is a gap in evidence for an area in the mid-west of the allocation that is in third party ownership. There are also evidence gaps associated with alternative 3 and 4.</i>

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9. Use land resources efficiently and safeguard their quality.	<p>Re-use previously developed land;</p> <p>Prevent pollution contaminating the land and remediate any existing contamination;</p> <p>Safeguard soil quality, including the best and most versatile agricultural land;</p> <p>Protect or enhance allotments;</p> <p>Safeguard mineral resources and encourage their efficient use.</p>	-	+	-	+	-	+	-	+	-	+	<p>Likely Significant Effects</p> <p>All of the site boundaries represent mixed greenfield and brownfield sites. The a higher proportion of the allocation boundary, alternative 3 and 4 is grade 3 agricultural land, which signifies it is high grade agricultural land. The remaining land forms part of Elvington Airfield which includes areas of hard standing (former runway). The loss of greenfield agricultural land would be significant, particularly for alternative 4, but the impact is moderated by the use of brownfield land at the southern end. However, alternative 2 incorporates the lowest amount of greenfield land and highest amount of brownfield land within it boundary. This is seconded by alternative 3 which incorporates slightly more greenfield. These alternatives are therefore more significantly positive in re-using brownfield land.</p> <p>Preliminary investigations of the ground conditions by the site promoter for alternative 2 indicate that it is unlikely to have significant issues in relation to ground contamination following mitigation. Potential sources of contamination are identified to arise on the airfield operations in the southern section of the site, including historic use of aviation fuel tanks. The northern site component has historically remained as undeveloped agricultural land and is therefore risks of contamination are low. Full investigations will need to be undertaken but this is positive to understand that the site does not pose a risk to human health. These outcomes are also relevant where the allocations and other alternatives overlap. Land included in alternatives 3 and 4 outside of this work, are predominantly agricultural in use and it can therefore be assumed that risks of contamination are low. Further work would be required to substantiate this.</p> <p>As part of the development of the site there will be a need to incorporate a variety of open space, including allotments. This would have a positive impact on this objective in the medium to long-term, subject to further masterplanning and implementation.</p> <p>On balance this allocation and alternative 3 are scored as minor positive and negative due to it being a mixed greenfield and brownfield site. Alternative 1 and 2 have a higher proportion of brownfield land included and therefore score significantly positive and minor negative. Alternative 4 incorporates a much higher proportion of greenfield land therefore score a significant negative and minor positive to reflect the brownfield element.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A full ground conditions survey will be required. <p>Assumptions</p> <ul style="list-style-type: none"> Preliminary investigations carried out by the site promoter remain valid. <p>Uncertainties</p> <ul style="list-style-type: none"> The implementation and scale of allotments provision is currently uncertain.
10. Improve water efficiency and quality.	Conserve water resources and quality;	-		-		-		-		-		<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. It is reasonable to assume that the scale of these impacts would increase with the scale of development and therefore</p>

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	Improve the quality of rivers and groundwaters.						<p>the alternatives may have greater effects in comparison to the allocation. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of all of the sites should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective. The requirements are likely to increase with the scale of proposed development.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, all of the sites been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
11. Reduce waste generation and increase level of reuse and recycling.	Promote reduction, re-use, recovery and recycling of waste; Promote and	-	-	-	-	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill. The scale of new development may also require new facilities to be incorporated within the development in the long-term.</p>

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	increase resource efficiency.						<p>Waste arising from the construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of all of the sites are assessed as likely to be minor negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of waste processed during the construction and remediation phases is unknown.</i>
12. Improve air quality.	<p>Reduce all emissions to air from current activities;</p> <p>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</p> <p>Support the development of city wide low emission</p>	-	-	-	-	-	<p>Likely Significant Effects</p> <p>This site will be subject to policies within the plan relating to air quality and the implementation of low emissions technologies as well as sustainable transport which should help to minimise vehicle use.</p> <p>Preliminary analysis of available data indicates that the background air quality submitted by the site promoter remains relevant. This stated that air quality across the site is likely to be within objective levels. However, this may change in accordance with the proposed new road infrastructure and occupation of the site in line with an increase in traffic as development progresses in the medium to long-term. Potential effects will need to be identified and mitigated to avoid direct adverse impacts in the long-term. The location of the allocation away from the A64 is likely to help reduce adverse effects from air quality on human health in comparison to development which would bring residential use closer. Alternative boundary 4 is likely to experience the greatest impact as the development boundary extends towards this highway. Any development in this location will need to promote low emission technologies and sustainable travel behaviour to minimise the amount of new potential sources of emissions. A full air quality assessment will be required to fully understand the likely impacts of the development.</p> <p>The closest Air Quality Management Area is on Fulford Road (2km), which may be impacted as a result of increased local traffic. However, it will be necessary for the new services and facilities to be located on the site as well as sustainable routes to encourage non-use of the car. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour and the consequential impact on air quality. The infrastructure should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>There are likely to be emissions relating to construction due to increased trips connected with HGVs and</p>

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	<p>infrastructure;</p> <p>Improve air quality in AQMAs and prevent new designations;</p> <p>Avoid locating development where it could negatively impact on air quality;</p> <p>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</p> <p>Promote sustainable and integrated transport network to minimise the use of the car.</p>											<p>construction vehicles for the duration of the development. Given the scale of the considered sites, this may have an in-combination effect relating to citywide development. It is reasonable to assume that the alternative boundaries may have greater effects in the long-term in comparison to the allocation given their increase in scale. However, the impacts of this are uncertain and it is likely to depend on the implementation phasing and construction methods.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. Despite opportunities for sustainable travel, car use is expected to increase.</p> <p>Overall all of the site boundaries are assessed as having minor negative effects against this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> Development should be set back from the A64 to minimise adverse impacts in relation to air quality. Sustainable travel behaviour should be encouraged to minimise emissions as a result of increase vehicle use. Full air quality impact assessment is required. The site should develop a low emission strategy in line with other policies in the Plan. <p>Assumptions</p> <ul style="list-style-type: none"> Preliminary investigations referred to in this appraisal (Noise survey, Ground conditions survey, air quality data analysis) have been carried out by the landowner. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of air quality issues as a result of occupation of the site. Masterplanning of the site and the potential exposure of residents to new sources of poor air quality.
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<p>Reduce risk of flooding;</p> <p>Ensure development location and design does not negatively impact on flood risk;</p> <p>Deliver or</p>	0	?	0	?	0	?	0	?	0	-	<p>Likely Significant Effects</p> <p>Around 8 hectares of the allocation, alternative 1 and alternative 2 is identified within flood zone 3a which is a high risk flood zone. A more extensive area of flood zone 3a is located to the north of the allocated and alternative 1 boundaries. A greater extent of flood zone 3a is identified on alternative 3 and 4. Within the Strategic Flood Risk Assessment (SFRA), it states that only water-compatible and less vulnerable uses of land use are appropriate in this zone. More vulnerable and essential infrastructure would only be permitted where an Exception Test is passed and that any essential infrastructure permitted in this zone should be designated and constructed to remain operational and safe for users in time of flood. In accordance with the Local Plan Site Selection Methodology, any greenfield land which is FZ3a, is not included within the net developable area for</p>

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	incorporate through design sustainable urban drainage systems (SUDs).											<p>development to minimise adverse impacts on high flood risk areas. This should ensure that development is not less vulnerable to fluvial flood risk.</p> <p>This site is a greenfield site and would require a run-off rate not exceeding existing rates (as per the Flood Risk Strategy). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose open space to minimise further flood risk as a result of any development.</p> <p>In consultation with the Environment Agency, the Council and the Ouse and Derwent IDB, the site promoters for alternative 2 have undertaken more detailed site specific hydraulic modelling to accurately establish the probability of flooding and to better define local flood zones. This confirms that the Site [alternative 2] is not at significant risk of flooding and can be categorised as Flood Zone 1 in majority (with a small part of the north-west, in an area not proposed for built development, in Flood Zone 2 and 3).</p> <p>Overall, impacts against this objective have been assessed as neutral on the basis that the built development should come forward within flood zone 1 and has excluded high flood risk areas. However since this assumption depends upon detailed site layouts and mitigation, an uncertain assessment has also been recorded. A minor negative effect has been recorded for alternative 4 given the extent of land affected by flood risk.</p> <p>Mitigation</p> <p><i>Only water-compatible development is considered in areas identified within flood zone 3.</i></p> <p><i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs. Surface water run-off rates should be based on 1.4 l/sec/ha (in accordance with the SFRA).</i></p> <p><i>A full Flood Risk Assessment (FRA) is required to understand more fully the impacts relating to masterplanning on the site.</i></p> <p>Assumptions</p> <p><i>Further flood risk modelling has been undertaken by the landowners/developers in accordance with the Flood Risk Handbook (Environment Agency, 2012). Discussion with City of York Council with regards to this evidence and further flood risk work is ongoing.</i></p> <p><i>Built development will be within flood zone 1.</i></p> <p>Uncertainties</p> <p><i>The scale and location of SUDs will be determined through more detailed masterplanning.</i></p> <p><i>The effect of occupation of the site on long-term flood risk.</i></p>
14. Conserve or enhance York's historic	Promote or enhance local culture;	-	-	-	-	-	-	-	--	--	--	<p>Likely Significant Effects</p> <p>This allocation site does not contain any designated heritage assets or listed buildings. However, it is adjacent to a number of non designated features. The Minster Way pedestrian route is a non-designated heritage asset,</p>

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A Objective	Sub-objective (Will the site...?):	Allocation (site 851)	Alternative 1 (site 984) Post PPC	Alternative 2 (Site 979) Developer PPC	Alternative 3 (site 888) Developer	Alternative 4 (site 877/985)	Commentary*
<p>environment, cultural heritage, character and setting.</p>	<p>Preserve or enhance designated and non-designated heritage assets and their setting;</p> <p>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</p>						<p>which borders the site on the northern boundary. The Way links the two medieval Minsters at Beverley and York across farmland and through different settlements in-between. The Heritage Impact Assessment (HIA) has identified that there is potential for development to harm the enjoyment of those using the Minster Way and that development should be located away from this to minimise any adverse impacts in the long-term.</p> <p>In addition, the HIA has concluded that there is relatively high potential for archaeological deposits as well as other features which need to be considered in masterplanning. The boundary includes two additional historic farmsteads. Development of the site may have a destructive impact on their surviving archaeological remains or landscape features. This may include waterlogged remains at Langworth Lodge. Development which also removes the visible inherited historic grain (including the airfield) would be detrimental to the area. The final development must incorporate interpretation of the archaeological and historic development of site in order to deliver public benefit and enhance knowledge of the site for residents.</p> <p>A desk-based archaeological assessment has been completed on behalf of the site promoters for alternative 2 is relevant for all boundaries in this location. There is a data gap however for the third party land on the allocation, alternative 3 for at Langwith lakes and alternative 4 for land extending to the north of the allocation for which further intrusive archaeological investigations are required to fully establish the potential for this impacts on the historic environment. The assessment for alternative 2 states “<i>Heritage assets within the study area, including above and below-ground remains, range in date from prehistory to the modern day. Of these, 16 fall within the proposed allocation boundary. A Neolithic axe was found in the area; two Roman coin hoards were discovered by metal detecting and one of the current farms, Langwith Lodge, occupies the site of a possible medieval moat. The remainder of the recorded heritage assets represent limited evidence for field systems of possible Iron Age to Roman date, a number of areas of ploughed out medieval ridge and furrow, identified through aerial photographs, and a small number of 19th-century agricultural structures. The 20th century is represented by Elvington Airfield, which was constructed as a World War II airfield in 1942, and was extended in the 1950s as part of Cold War defence.</i></p> <p><i>The heritage assets identified indicate the potential for archaeological remains within the allocation, but do not allow a full characterisation of the potential extent and significance of archaeological remains...The initial evaluation stages have commenced with geophysical survey and trial trenching, and this programme will continue, to inform appropriate archaeological mitigation”.</i></p> <p>Furthermore, the potential loss of the farms within the site will remove agricultural character from the area. Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development. Further assessment needed to identify the most significant of these. Existing tracks and boundaries should be used to guide the form of routes and open spaces on site if the historic pattern of development is not to be lost. There is an opportunity to help retain the rural character of the site by incorporating these elements into design.</p> <p>The HIA identified that views across the site to the Wolds and towards the city centre may be adversely affected from development. The allocation boundary and alternatives 1 and 3 are set back significantly from the A64, which helps to mitigate the loss of green space in this location , its impact on the setting of York and views to the Wolds. The boundary for alternative 2 is further north and would have a greater effect than the allocation. Given</p>

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							<p>the extensive expansion proposed by alternative 4 to the north, this is likely to have significant negative effects in setting and views.</p> <p>The local of the allocation and all alternatives, with the exception of alternative 4, also helps to establish the site as a distinct settlement in accordance with the pattern of settlements around York as it reduced coalescence with the main urban area. All of the site would need to include carefully designed landscaping and buffering to its outer edges, particularly their northern boundaries. Masterplanning should also take account of any prominent views towards York Minster.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the garden village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>On balance however, it is considered that the allocation and alternative 1, 2 and 3 may cause predominantly minor harm to the historic environment, with potential for significant harm subject to masterplanning and further survey. Effects from alternative 2 are likely to be greater in comparison given the northern boundary extension. However, alternative 4 is identified to likely have a significant negative effect. There are recognised opportunities for mitigation and enhancement to reduce negative effects for all sites. However, there is uncertainty in their implementation and therefore the scale of impact would be determined through masterplanning.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development should be located away from the Minster Way to ensure that this historic route is not adversely affected by development. If possible, this route should be enhanced.</i> • <i>A full programme of archaeological evaluation including non-intrusive investigation desk based assessment, geophysical survey and a programme of field walking will need to take place. A partial geophysical survey has already been undertaken in the northern half of the site. The impact of the development on the significance of archaeological deposits must be mitigated through a programme of archaeological excavation, community involvement, analysis, publication and archive deposition This will provide further information and evidence to the archaeological record.</i> • <i>Views are identified and continued to be planned into masterplanning of the site.</i> • <i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>A Heritage Impact Assessment completed on behalf of the site promoters remains valid.</i> • <i>A programme of archaeological investigations already been completed for part of the site remains valid.</i>

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							<p>Uncertainties</p> <ul style="list-style-type: none"> Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to heritage issues is not likely to be known fully until the planning application stage. There are data gaps relevant to the allocation, alternative 3 and 4, which would require further investigation.
<p>15. Protect and enhance York's natural and built landscape.</p>	<p>Preserve or enhance the landscape including areas of landscape value;</p> <p>Protect or enhance geologically important sites;</p> <p>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</p>	-	--	-	--	-	<p>Likely Significant Effects</p> <p>This site is located outside of the ring-road within the southwest quadrant of York. It would form one of the 'clock face' settlements surrounding York. The allocation and alternative 1 and 3 are set back by 1.5km from the A64 incorporating part of Elvington Airfield. Alternative 2 is set back by 900m at the closest point and alternative 4 by 400m.</p> <p>The HIA identified that views across the site to the Wolds and towards the city centre may be adversely affected from development. The allocation boundary and alternatives 1 and 3 are set back significantly from the A64, which helps to mitigate the loss of green space in this location, its impact on the setting of York and views to the Wolds. The boundary for alternative 2 is further north and would have a greater effect than the allocation. Given the extensive expansion proposed by alternative 4 to the north, this is likely to have significant negative effects on setting and views.</p> <p>The local of the allocation and all alternatives, with the exception of alternative 4, also helps to establish the site as a distinct settlement in accordance with the pattern of settlements around York as it reduced coalescence with the main urban area. All of the site would need to include carefully designed landscaping and buffering to its outer edges, particularly their northern boundaries. The HIA identified that views towards the Minster should be considered, which may be obscured through from development. Masterplanning of the site needs to take this into consideration to ensure views towards this landmark monument and other prominent features are not obscured.</p> <p>The site will need to include carefully designed landscaping and buffering to its outer edges, particularly the northern boundary. In addition, the severity of visual impact will relate to the mass and density of development in view. Low density buildings should be placed on the rural edges to help soften the urban character of any new development.</p> <p>The northern boundary of the site along Long Lane/Langwith Stray contains a high concentration of public rights of way with access to relatively attractive and tranquil countryside for the communities of Fulford, Heslington an Elvington, including the Minster Way (adjacent to the northern boundary). The Heritage Impact Assessment (HIA) has identified that there is potential for development to harm the enjoyment of those using the Minster Way in particular and that development should be located away from this to minimise any adverse impacts in the long-term to avoid adverse impacts on the open countryside.</p> <p>A Contextual Landscape Appraisal commissioned by the landowners/developers relates directly to principal 6 of the CYC Heritage Impact Assessment: Landscape and Setting. Originally commissioned for an alternative site boundary, part of this remains relevant for alternative 2 and the other site boundaries where they overlap. This evidence base documents the landscape context, visual experience of the city, the landscape character in</p>

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							<p>relation to the surrounding villages as well as settlement patterns and characteristics and concerns highlighted in their own HIA. This identified that without appropriate design in place, this allocation and the loss of greenspace has the potential to detract from York. The following mitigation measures were identified:</p> <ul style="list-style-type: none"> • Good design to ensure that that experience along the transport networks was maintained by retaining key view points and developing n views where possible. • Where views of key landmarks, such as the Minster exist, these should be retained and incorporated into the developing masterplan. • Ensure where possible existing landscape characteristics are retained to create a distinct and legible settlement which celebrates local and regional character. • Ensure any potential views of York Minster and City are integrated as a means of way finding an orientation to celebrate the unique characteristics of place. • Ensure landscape proposals embody existing green networks and designations and incorporate wider links to these amenity and ecological assets to prevent coalescence of settlements and transport infrastructure. • Ensure proposals incorporate existing landscape assets where possible to positively reinforce the special characteristics of place. <p>Implementation of the mitigation outlined is uncertain but if applied, should have an overall positive effect on minimising harm to the landscape and setting of York's natural and built environment in this location.</p> <p>On balance however, it is considered that the allocation and alternative 1, 2 and 3 may cause predominantly minor harm to the historic environment, with potential for significant harm subject to masterplanning and further survey. Effects from alternative 2 are likely to be greater in comparison given the northern boundary extension. However, alternative 4 is identified to likely have a significant negative effect given its large extension northwards in comparison to the other boundaries. There are recognised opportunities for mitigation and enhancement to reduce negative effects for all sites. However, there is uncertainty in their implementation and therefore the scale of impact would be determined through masterplanning.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development should be located away from the Minster Way to ensure that this historic route is not adversely affected by development. This route should be enhanced where possible.</i> • <i>Views are identified and continued to be planned into masterplanning of the site.</i> • <i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</i> • <i>Ensure landscape proposals embody existing green networks and designations and incorporate wider links to these amenity and ecological assets to prevent coalescence of settlements and transport infrastructure.</i> • <i>Ensure proposals incorporate existing landscape assets where possible to positively reinforce the special characteristics of place.</i>

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							<p>Assumptions</p> <ul style="list-style-type: none"> The Contextual Landscape Appraisal has been completed on behalf of the Landowners/developers remains valid. <p>Uncertainties</p> <ul style="list-style-type: none"> Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to heritage issues is not likely to be known fully until the planning application stage.
<p>Summary</p> <p>Allocation</p> <p>A significant positive effect has been recorded against objective 1 (housing) due to the significant provision of new dwellings and long term delivery of new facilities and objective 5 (equality) due to the inclusion of affordable housing and community services in a new local centre. Mixed minor/significant negative effects were also recorded for objectives 14 (cultural heritage) and 15 (landscape) due to potential impacts on archaeological deposits, heritage assets, rural setting and views and the scale of change. Objective 8 (biodiversity), is identified as a mixed significant negative and uncertain due to the potential impact on local, national and internationally designated sites and the uncertainty in relation to mitigation for this site boundary.</p> <p>Objective 4 (jobs) was assessed as a minor positive effect due the potential to support local employers, job opportunities within the new local centre and provision of short term construction jobs. Objective 10 (water) was identified as a minor negative effect as a result of increased pressures on local water resources, as was objective 11 (waste) due to the overall increase in waste generation and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality.</p> <p>A mixed minor positive and negative effect was recorded for objective 2 (health) due to the provision of open space and promotion of outdoor leisure activities, and the potential for long term noise impacts and air quality issues. Objective 6 (transport) due to promotion of sustainable travel behaviour and the potential exacerbation of congestion. Objective 7 (climate change) was also assessed as a mixed effect due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. Mixed minor and uncertain effects were also identified for objective 3 (education and training) due the enhancement of trade skills and unknown school capacity. A mixed minor negative/ minor positive effect was recorded against objective 9 (land use) due to the site being a mixed use development.</p> <p>A mixed neutral and uncertain effect was recorded against objective 13 (flooding) due to the expected low flood risk, which would be dependent on site layout and mitigation measures</p> <p>Alternatives</p> <p>The alternative sites all scored the same as the allocation for objective 4, 5, 8, 10, 11 and 12. The effects are acknowledged however to be incrementally greater in line with the scale of proposed development for all objectives. Alternative 3 scored the same as the allocation in all objectives given the similarity in the boundaries with the exception of objective 8 (biodiversity) wherein it was acknowledged that alternative 3 brought the site closer to the SSSI. In addition alternative 3 and 4 lack evidence for biodiversity and therefore their impacts may be greater based on the precautionary principle. For objective 2 (health) alternatives 1 and 2 were scored as having potentially mixed significant positive effects and a minor negative given the potential scale of local facilities to be developed balanced against potential air quality/noise/contamination issues. Alternative 4 also scored a significant positive for the same reasons but also a significant negative as a result of the boundary being close to the A64. Alternative 1, 2 and 4 also score significantly positive in relation to objective 3 (education) based upon the amount of potential capacity that may be built in conjunction with the scale of development. For objective 7 (climate change) all of the sites score a mixed minor positive / negative with the exception of alternatives 2 and 4 which score significant effects. For objective 13 (flood risk) all of the site scored neutral and uncertain with the exception of alternative 4 which score a neutral and minor negative given the northern extent is interlaced with areas of high flood risk. All of the sites scored a mixed minor to significant negative for objective 14 (heritage) and 15 (landscape) with the exception of alternative 4 which was appraised to have a significant negative impact on both objectives due to the extent of the northern boundary.</p>							

Key

Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

ST16: Former Terry’s Chocolate Factory Extension Sites

(Site ref:
ST16a : 719 – Terry’s Car park;
ST16b : 927 – Land to south of Terrys;
ST16c : Terrys Clock Tower– planning permission 1601646/FULM)

Overall assumption: This appraisal is to appraise the re-designation of the committed commercial space to housing.

This area is committed for mixed use development (Ref: 09/01606/OUTM). Application approved for: Outline planning permission, with means of access unreserved, for business (B1); assisted living accommodation and Residential Institution (C2); Residential (C3); Hotels with ancillary leisure (C1); Community Facilities including a Health Centre/Doctor's Surgery (D1); Children's Nursery (D1); exhibition space (D1); Leisure uses (D2); Retail (A1); Financial and Professional Services (A2); Restaurant/Cafe (A3); bar (A4); and live work units, with associated servicing, car parking, landscaping and highway works; additional deck to car park; demolition of existing buildings.

Reserved matters applications have also been granted on site and development is under construction.

ST16: Former Terry’s Chocolate Factory Extension Sites

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<p>Deliver homes to meet the needs of the population in terms of quantity, quality;</p> <p>Promote improvements to the existing and future housing stock;</p> <p>Locate sites in areas of known housing need;</p> <p>Deliver community facilities for the needs of the population;</p> <p>Deliver pitches required for Gypsies and Travellers and Showpeople.</p>	<p>++</p>	<p>Likely Significant Effects</p> <p>The Former Terry’s Chocolate Factory has an existing planning permission for mixed use and an implemented permission for housing at the northern end of the site. Re-designation of the commercial and former car park element of the permission for approximately 89 dwellings would provide more dwellings on site which would be positive in the long-term for York. This is a significant re-development of a former factory site within the city that has the potential to provide a new community and respond to mixed needs. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. This number of new dwellings would need to provide affordable homes, in line with the Affordable Housing Policy (H10) within the Local Plan.</p> <p>Some local facilities and services are available within proximity of the site, which would be positive in the short-term but given its size, further facilities will need to be provided commensurate to the scale of population to ensure that adequate provision is available in the medium to long-term. Local facilities should be provided as part of the existing permission, which should ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities in the long-term.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p>Mitigation <i>n/a</i></p> <p>Assumptions</p>

ST16: Former Terry’s Chocolate Factory Extension Sites

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i></p> <p><i>The existing permission will provide additional facilities to provide for the growth of population on the site.</i></p> <p>Uncertainties</p> <p><i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i></p>
<p>2. Improve the health and well-being of York’s population.</p>	<p>Avoid locating development where environmental circumstances could negatively impact on people’s health;</p> <p>Improve access to openspace / multi-functional openspace;</p> <p>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p> <p>Provides or promotes safety and security for residents;</p> <p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site openspace, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The development currently has access to amenity greenspace and allotments within proximity of the site, including Micklegate Stray. However, any development would require the inclusion of openspace for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of openspace types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment. The uplift in housing numbers on this site would mean that an additional amount of openspace is provided to ensure there is adequate openspace for all.</p> <p>This development should support walking and cycling within the site given its urban location and connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities. Currently there are both cycling and pedestrian route which go to the city centre.</p> <p>There are existing doctors and dentists in the vicinity of the site. The existing permission plans in community facilities to support the new and existing population to provide adequate access to healthcare although this should be revisited at to establish commensurate need with an uplift in dwelling numbers. Provision of this should be accommodated on site to encourage local access to services.</p> <p>This approach should have an overall benefit on the health and well-being of prospective residents.</p> <p>Contamination has been identified on the site through the outline planning permission’s environmental impact statement. The EIA states that this is largely in isolated areas across the site and that remedial action is required to ensure the soil is suitable for residential garden use and there is no impact to residents’ health. It is assumed that contamination issues will be dealt with as part of the planning permission and the ongoing masterplanning of the site.</p> <p>There are likely effects on neighbouring residential areas for the duration of the construction period relating to noise, air quality and vibrations. The EIA states that any impact is likely to be commensurate with the proximity/location of the development on site. There will be increased trips and noise connected with HGVs and construction vehicles for example which may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, it is anticipated that the impacts are likely to be positive in the medium to long-term as the facilities and openspace are developed but may potentially have some short-term adverse impacts in relation to re-provisioning of openspace and site construction.</p> <p>Mitigation</p> <p>n/a</p> <p>Assumptions</p> <p><i>Issues regarding noise and contamination have been dealt with through the outline application for the entire site.</i></p> <p>Uncertainties</p>

ST16: Former Terry’s Chocolate Factory Extension Sites

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			<p><i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i></p> <p><i>The level and type of openspace will be subject to masterplanning.</i></p>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<p>Provide good education and training opportunities for all;</p> <p>Support existing higher and further educational establishments for continued success;</p> <p>Provide good quality employment opportunities available to all.</p>	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. The site has a primary school within 400m (opposite the northern boundary). Scarcroft Secondary School is also within 800m although the capacity at both of these needs to be established. The existing permission includes for the provision of a nursery which would be positive for any residents living on this site.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon market forces.</p> <p>It is anticipated that this should have a positive impact on this objective.</p> <p>Mitigation</p> <p><i>n/a</i></p> <p>Assumptions</p> <p><i>Nursery provision to be delivered as part of the existing planning permission..</i></p> <p>Uncertainties</p> <p><i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i></p>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<p>Help deliver conditions for business success and investment;</p> <p>Deliver a flexible and relevant workforce for the future;</p> <p>Deliver and promote stable economic growth;</p> <p>Enhance the city centre and its opportunities for business and leisure;</p> <p>Provide the appropriate infrastructure for economic growth;</p> <p>Support existing employment drivers;</p> <p>Promote a low carbon economy.</p>	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>This is the former Terry’s Chocolate factory, which ceased operations in 2005. The entire site has planning permission for mixed use redevelopment and part of the site is under construction for residential use. This site has been considered primarily for residential uses and not the redevelopment for employment uses as other locations have been identified through the Local Plan.</p> <p>The re-designation of this commercial land for housing would reduce the amount of jobs re-provided on-site with only small-scale job opportunities in connection with community facilities provided. Temporary jobs would be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry, dependent upon market forces.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site’s location in close proximity to the City Centre. This urban site also benefits from being highly connected with existing frequent and non-frequent bus routes into the city centre along Bishopthorpe and Tadcaster Road helping to connect people with employment opportunities across the city.</p> <p>This site is therefore likely to have a positive long-term direct effect objective although it would reduce the amount of available floorspace for commercial use within this area.</p> <p>Mitigation</p> <p><i>n/a</i></p> <p>Assumptions</p>

ST16: Former Terry’s Chocolate Factory Extension Sites

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		<div style="display: flex; justify-content: space-between; width: 100%;"> </div>	<p>n/a</p> <p>Uncertainties</p> <p><i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i></p>
<p>5. Help deliver equality and access to all.</p>	<p>Address existing imbalances of equality, deprivation and exclusion across the city;</p> <p>Provide accessible services and facilities for the local population;</p> <p>Provide affordable housing to meet demand;</p> <p>Help reduce homelessness;</p> <p>Promote the safety and security for people and/or property.</p>	<div style="display: flex; justify-content: space-between; width: 100%;"> ++ </div>	<p>Likely Significant Effects</p> <p>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2015) regarding barriers to housing and services in adjacent areas, which are identified as being more deprived in comparison with some other areas of the city.</p> <p>The scale of the housing forecast would enable a more significant contribution towards the provision of affordable housing in conjunction with the existing permission on the site. Based upon the current affordable housing policy, the site would need to provide 20% affordable dwellings of mixed tenure on site. This, overall, would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development overall from the existing permission and this new designation of housing would require additional facilities to be considered on site such as convenience and health facilities. There are existing facilities just within 800m of the site on Bishopthorpe Road, which may also benefit from the large residential development as their viability could be increased. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on these facilities and to ensure access across the site which for the southern end which is further than 800m.</p> <p>Overall this site has been assessed as having a significant positive impact on this objective in the long-term.</p> <p>Mitigation</p> <p>n/a</p> <p>Assumptions</p> <p><i>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</i></p> <p>Uncertainties</p> <p><i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i></p>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<p>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</p> <p>Deliver transport infrastructure which supports sustainable travel options;</p>	<div style="display: flex; justify-content: space-between; width: 100%;"> + - </div>	<p>Likely Significant Effects</p> <p>Overall, the development should have good transport links and be able to promote non-car modes of travel given its urban location. This site has existing access to a bus route of every 20 minutes and a high frequency bus route on both Tadcaster Road (within 400m to the north of the site) and Bishopthorpe Road which runs down the eastern boundary directly into the city centre. The site is also within 10 minutes cycle of the train station. There are good existing links to cycle paths and pedestrian routes but further links would need to be established on the site to help promote alternative modes of travel. The potential for the site to link with existing and other new development as well as rail links directly to the railway station is also being investigated. The number, type and location of routes is dependent upon masterplanning but there is potential for this to have a positive impact on this objective due to the ability to utilise and build upon existing transport connections as well as the creation of new ones.</p>

ST16: Former Terry’s Chocolate Factory Extension Sites

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	Promote sustainable forms of travel; Improve congestion.			<p>The site has good access to existing facilities on Bishopthorpe Road (within 800m) which would be positive for the short-term. The cumulative increase due this uplift in housing numbers would require additional facilities on the site. Facilities are granted in the existing permission but in order to minimise local trips, this should be revisited to establish commensurate need with the uplift in dwelling numbers.</p> <p>The development is likely to generate additional traffic movements which may have potentially adverse effects on congestion. Traffic impacts will have been taken into consideration as part of the existing planning permission. This uplift in houses would need to be taken into account with any future planning permission on the site to ensure that vehicle trips are minimised and that attractive alternatives are available.</p> <p>On balance, it is likely that this site could have positive and negative impacts on this objective.</p> <p>Mitigation <i>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i></p> <p>Assumptions <i>The existing transport routes can be linked into the new development.</i> <i>That the existing bus services continue into the future.</i></p> <p>Uncertainties <i>The level of congestion as result of this development as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i></p>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.	+	-	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and building regulations. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>Mitigation <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate</i></p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>change.</i></p> <p>Assumptions</p> <p><i>The residential buildings as part of this allocation will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i></p> <p>Uncertainties</p> <p><i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i></p> <p><i>The scale of effects as a consequence of residents is unknown.</i></p>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of biodiversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>	<p>O +</p>	<p>Likely Significant Effects</p> <p>Development of this site would comprise brownfield land and in consequence, it is assumed that the potential for adverse effects on biodiversity (e.g. due to disturbance or habitat loss) would be reduced.</p> <p>The site contains no nature conservation designations. However the former car park site is located within the River Ouse Regional Green Corridor. The Biodiversity Action Plan (2013) states that the river itself is a significant multifunctional corridor of value not only for wildlife but recreation as well, providing as it does a link between Selby and Harrogate back to its headwaters in the Pennines. It is though not just the river itself that is of significance but the extensive flood plain adjacent to it. The river itself is designated as a SINC and there are a number of meadows adjacent to it that are designated as SSSI and SINC. Any development would need to ensure this is sensitively included within any masterplanning for the site to enhance rather than adversely affect the river corridor. It is unlikely that the development of residential and commercial land uses within the body of the area of opportunity area would negatively affect biodiversity however.</p> <p>The EIA for the overall site identifies that whilst the majority of habitats on site are of relatively low ecological value, the broadleaved trees and woodland are considered to be of greatest value. Although they include many exotic species, there are also numerous large and old natives. Large standards form an almost continuous border around the site and create a continuous habitat with the more extensive areas of woodland present in the north, north-east and southeast. All of the habitats on the site are therefore considered to be of value only within the zone of influence (taken here to mean the site) with the exception of the broadleaved woodland, which is considered to be of local value, due to its supporting value for local wildlife species, such as birds and bats.</p> <p>The proposed scheme proposes planting new trees which are expected to be beneficial in the long-term as they exert increasing influence over the character of the site and the locality in terms of landscape value and biodiversity through the provision of new habitats.</p> <p>The site is also recognised to have fox dens on site as well as evidence of rabbits. However, these are considered common and not of major ecological importance.</p> <p>The site offers a potential foraging and commuting resource for all these though only common pipistrelle have been indicated as using the site. No indication was given from the surveys, as to the number of bats using the site. Bats, as a species group, are listed as a priority species on the City of York BAP. They are also European and UK protected species of conservation concern. The population of bats using the site are considered to be of ecological value at the local level (potentially regional dependant on the species of bat using the site for foraging).</p> <p>Direct effects from development may include habitat loss, disturbance through noise, lighting and movement as well as pollution from construction and hydrological changes through landscaping. However, the EIA proposes mitigation measures such as sensitive lighting to ensure bats are not disturbed and the retention of trees on the site. Given the former factory use of the site, there is an opportunity to integrate a scheme to increase</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>biodiversity and connectivity to the wider natural environment.</p> <p>Taking into consideration the findings of the EIA accompanying the planning permission, this site has been assessed to have a likely neutral to positive effect in the long-term.</p> <p>Mitigation</p> <p><i>n/a</i></p> <p>Assumptions</p> <p><i>Biodiversity will improve from the current baseline.</i></p> <p><i>The biodiversity value of brownfield land is less than that of greenfield sites.</i></p> <p>Uncertainties</p> <p><i>The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i></p>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<p>Re-use previously developed land;</p> <p>Prevent pollution contaminating the land and remediate any existing contamination;</p> <p>Safeguard soil quality, including the best and most versatile agricultural land;</p> <p>Protect or enhance allotments;</p> <p>Safeguard mineral resources and encourage their efficient use.</p>	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>Redevelopment of this 10 ha brownfield site is positive for using previously developed land. The planning permission’s EIA concludes that there is potential contamination on the site in isolated areas, which would need to be remediated so the soil is suitable for residential gardens. The Council has already requested proof of this removal prior to development.</p> <p>In the long-term this should have a positive impact.</p> <p>Mitigation</p> <p><i>Any contamination of the site needs to be remediated appropriately for the proposed use.</i></p> <p>Assumptions</p> <p><i>The evidence base undertaken for the planning permission remains valid and has appropriately identified contamination issues and this will be dealt with appropriately through the remediation strategy.</i></p> <p>Uncertainties</p> <p><i>n/a</i></p>
<p>10. Improve water efficiency and quality.</p>	<p>Conserve water resources and quality;</p> <p>Improve the quality of rivers and groundwaters.</p>	<p style="text-align: center;">-</p>	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water’s Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water’s area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> • Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<p>Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <p><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></p> <p>Assumptions</p> <p><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></p> <p>Uncertainties</p> <p><i>The level of waste processed during the construction and remediation phases is unknown.</i></p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
12. Improve air quality.	<p>Reduce all emissions to air from current activities;</p> <p>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</p> <p>Support the development of city wide low emission infrastructure;</p> <p>Improve air quality in AQMAs and prevent new designations;</p> <p>Avoid locating development where it could negatively impact on air quality;</p> <p>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</p> <p>Promote sustainable and integrated transport network to minimise the use of the car.</p>	-	<p>Likely Significant Effects</p> <p>Despite being located outside of the City of York's City's Air Quality Management Area (AQMA), many of the roads affected by an increase in vehicle movement's as a result of the Proposed Development in operation are located within an AQMA, or lead to areas that are. The EIA for the proposed scheme states:</p> <p>During the construction phase, the application of standard dust control measures are capable of providing the required level of mitigation of potential particulate matter impacts near the site. The phasing of the works will also mean that receptors will only be impacted upon when the particular phase near to them is being worked.</p> <p>Residential properties within 50 m of the site boundary, such as those located on Campleshon Road, Bishopthorpe Road and Racecourse Road, may however experience occasional increases in local soiling rates during times when activities are carried out in extremely dry and windy weather. Any such impacts at these times would be restricted to short-term episodes affecting a small number of properties and would be short-term, adverse, and of slight significance.</p> <p>During the operational phase of the scheme, changes to road traffic flows would not result in a significant change in pollutant concentrations at any of the sensitive receptors within the three Air Quality Study Areas. Although concentrations are predicted to increase at receptors within the AQMA, a rise of 0.5µg/m³ and less is not considered to be significant, as it is well within the year on year variation of NO₂ concentrations measured within the City.</p> <p>Therefore, at receptors near to the local highway network, the predicted impact on air quality of an increase in annual mean NO₂, PM₁₀ and PM_{2.5} concentrations can be classed as long-term, adverse and of negligible significance.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p>Mitigation</p> <p><i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i></p> <p>Assumptions</p> <p><i>n/a</i></p> <p>Uncertainties</p> <p><i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i></p>
13. Minimise flood risk and reduce the impact of flooding to people and	<p>Reduce risk of flooding;</p> <p>Ensure development location and design does not negatively</p>	0	<p>Likely Significant Effects</p> <p>This development is located within Flood Zone 1 accordingly to CYC's Strategic Flood Risk Assessment (2014), which is not a high risk flood zone. Surface water flooding is an identified issue within York. The scale of the development should allow for the incorporation of mitigation techniques for</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
property in York.	<p>impact on flood risk;</p> <p>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</p>		<p>the management of surface water flooding such as sustainable drainage (SUDs). Given that this is a brownfield site, it will need to ensure that the run-off rates do not exceed 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). The details of this would need to be designed in to any masterplanning of the site.</p> <p>The impact on this objective should therefore be positive in the long-term subject to the design and implementation of surface water management strategies.</p> <p>Mitigation</p> <p><i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i></p> <p>Assumptions</p> <p><i>The development of the site would require mitigation for surface water and that the site remains in flood zone</i></p> <p>Uncertainties</p> <p><i>n/a</i></p>
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<p>Promote or enhance local culture;</p> <p>Preserve or enhance designated and non-designated heritage assets and their setting;</p> <p>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</p>	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>The site lies partly within the ‘Racecourse and Terry’s Factory’ Conservation Area and includes five Grade II Listed Buildings:</p> <ul style="list-style-type: none"> • Terry’s of York Clock Tower, Water Tower and Boiler house with transformer house • Terry’s of York Factory • Terry’s of York Head Office • Liquor Factory • Time Office Block <p>The EIA for the existing planning permission states that:</p> <p>Potential impacts caused by the completed development focus on long term changes to the character and context of the Conservation Area and Listed Buildings. Inappropriate uses and new construction could adversely affect the character and setting of both Listed Buildings and the Conservation Area. Conversely the removal of utilitarian structures and buildings of low or negligible quality, that have little or no architectural or historical significance, could benefit both Listed Buildings and Conservation Area.</p> <p>Overall, the known and suspected archaeology within and in the immediate vicinity of the Site is of no more than local importance. This does not preclude the potential for remains of greater importance to be discovered. For instance, should any Roman burials be discovered, these could be considered of regional importance. Without mitigation there are potentially moderate to major permanent adverse effects on archaeology of local to regional importance. Mitigation measures include measures to ensure preservation in situ where appropriate and necessary and preservation by record in other instances. By these means potential impacts can be reduced to Minor, Negative and Permanent in a worst case, to Negligible in the best.</p> <p>The proposed development calls for the demolition of a number of structures and buildings. Demolition within the Conservation Area is restricted to buildings and structures which make negligible to neutral contributions to its character.</p> <p>In conclusion the proposed application is likely to have moderately long-term irreversible beneficial impacts on the site.</p> <p>The HIA concurs that development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of these listed buildings. It may also have a detrimental impact on the character of the conservation area in general. The heights of new builds must be checked so not to detract from the dominance/importance of the landmark structures. Inappropriate development surrounding the factory buildings</p>

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SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>may detract from their architectural significance. Buildings need to be at an appropriate scale taking into account surrounding structures. It also draws upon the previous planning brief for the site which states that “Any new scheme should capitalise on the symbolic potential and landmark quality of the factory building in order to highlight the nature of the site as a major employment destination” (Terry’s Development Brief rev. vers. 2009).</p> <p>The impacts of this development are currently assessed as having positive and negative impacts.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Masterplanning needs to take considerations of the views on site to ensure that they are not obstructed through development. Further analysis is required.</i> • <i>In defining the development, the strong identity of the existing site and in particular the listed buildings need to be taken into consideration to ensure the setting and context of development is complementary to the historic assets.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The findings of the EIA for the planning application remain valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>15. Protect and enhance York’s natural and built landscape.</p>	<p>Preserve or enhance the landscape including areas of landscape value;</p> <p>Protect or enhance geologically important sites;</p> <p>Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper.</p>	+	-	<p>Likely Significant Effects</p> <p>The site lies partly within the ‘Racecourse and Terry’s Factory’ Conservation Area and includes five Grade II Listed Buildings:</p> <ul style="list-style-type: none"> • Terry’s of York Clock Tower, Water Tower and Boiler house with transformer house • Terry’s of York Factory • Terry’s of York Head Office • Liquor Factory • Time Office Block <p>The EIA for the existing planning permission states that:</p> <p>Potential impacts caused by the completed development focus on long term changes to the character and context of the Conservation Area and Listed Buildings. Inappropriate uses and new construction could adversely affect the character and setting of both Listed Buildings and the Conservation Area. Conversely the removal of utilitarian structures and buildings of low or negligible quality, that have little or no architectural or historical significance, could benefit both Listed Buildings and Conservation Area.</p> <p>The proposed development calls for the demolition of a number of structures and buildings. Demolition within the Conservation Area is restricted to buildings and structures which make negligible to neutral contributions to its character.</p> <p>In conclusion the proposed application is likely to have moderately long-term irreversible beneficial impacts on the site.</p> <p>In addition the HIA states that there are limited views at ground level out from the site but various views of the factory can be gained from the surrounding streets such as Campleshon Road and Bishopthorpe Road. Middle and long views of the factory, particularly the clock tower can be seen from Fulford Ings, the Racecourse, the Minster and parts of the City Walls as well as the ring-road. Development of the former Car Park should be sensitive to the views afforded from Fulford Ings lead into and out of the city. Significant internal views also exist. Development may potentially impact upon views from nearby areas of the factory and racecourse site. The heights of new builds must be checked so not to detract from the dominance/importance of these landmark structures. Inappropriate development surrounding the factory buildings may detract from their architectural significance. Development will not have a significantly detrimental impact on the open country side character element provided the tree</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>setting is retained. This is particularly important in considering design for the former car park. Whilst the site does not form part of the rural setting, green buffering to the southern boundary may lessen the impact of the development on the rural edge. However, this should not obscure the factory buildings.</p> <p>Development in this location is likely to have positive and negative effects on the landscape.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>A former industrial site can be enhanced through re-development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i>
<p>Summary</p> <p>A significant positive effect has been determined against objective 1 (housing) due to the provision of a substantial number of new dwellings and objective 5 (equality) as a result of the inclusion of affordable housing and access to facilities. No significant negative effects were identified.</p> <p>Objective 3 (education and training) was assessed as a minor positive effect due to the proximity of local primary and secondary school provisions, as was objective 9 (land use) due to the reuse of a previously developed site which requires remediation as a result of land contamination. A minor negative effect was recorded for objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation and objective 12 (air quality) due to the potential for increased vehicle movements and deterioration of local air quality.</p> <p>A mixed minor positive and negative effect was recorded for objective 2 (health) due to the provision of recreational facilities potential contamination issues and short term noise impacts during construction and objective 4 (jobs) due to the reduction of commercial floorspace available through the inclusion of additional housing, and the provision of a small number of jobs in new community facilities. Objective 6 (transport) was also identified as a mixed effect due to the good transport links and potential increase in local congestion, as was objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. Objectives 14 (cultural heritage) and 15 (landscape) were assessed as mixed minor positive and negative effects due to potential beneficial and adverse impacts on the conservation area and listed buildings from the completed development and removal of low quality buildings, and improvements to local character combined with impacts on views.</p> <p>A mixed minor positive and neutral effect was determined against objective 8 (biodiversity) due to the limited potential for biodiversity on a brownfield site and the proposed beneficial creation of new habitats.</p> <p>There are uncertainties over the number of houses to be included in the development, the numbers of students and jobs, the level of congestion and the amount of waste generated.</p> <p>A neutral effect was identified on flood risk (objective 13) due to low flood risk subject to implementation of sustainable drainage techniques.</p>			

Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect

-- The policy is likely to have a significant negative effect

ST17: Nestlé South

Site ref: 931 - ST17a: Phase 1 ; 932 - ST17b: Phase 2

Overall assumption:

A planning application has been submitted for part of the site (17/00284/FULM) for Conversion and extension of the former Almond and Cream blocks to form 258no. apartments; demolition of buildings to the rear of the Joseph Rowntree Library and rear extension to accommodate concierge and community room; erection of convenience store and associated access, car parking, cycle stores and landscaping on approx 2.35ha. This application was approved at planning committee on the 15th June 2017 subject to confirmation of agreement to appropriate levels of education and open space contributions and completion of a S106 agreement relating to affordable housing provision, open space, education and highways. This is phase 1 in the Local Plan.

Officers suggest that the remainder of the overall Nestle South site (4.74ha) could be included in the Local Plan for phase 2 of the site and that it could provide up to 600 additional dwellings based on suitable density levels for this type of site. This would increase the overall quantum for the whole site to circa 860 units.

ST17: Nestlé South

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople.	++	<p>Likely Significant Effects</p> <p>The proposed re-development of Nestle South has planning permission for residential use on part of the site. Identifying the remainder of the site for residential use would provide 600 more dwellings on site which would be positive in the long-term for York. This is a significant re-development of part of the existing factory site in the urban area that has the potential to provide a new community and respond to mixed needs. In meeting this, it will be important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. This number of new dwellings would need to provide affordable homes, in line with the Affordable Housing Policy (H10) within the Local Plan and should provide around 120 additional affordable units which would also be positive in meeting the city's housing needs. This would be in addition to the contribution made by the existing planning permission.</p> <p>Some local facilities and services are available within proximity of the site, which would be positive in the short-term. The existing [planning permission includes for further convenience provision which is positive in local service provision in the medium to long-term and undue pressure is not put on existing facilities in the long-term.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p>Mitigation n/a</p> <p>Assumptions <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <i>The existing permission will provide additional facilities to provide for the growth of population on the site.</i></p> <p>Uncertainties <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i></p>
2. Improve the health and well-being of York's population.	Avoid locating development where environmental circumstances could negatively impact on people's health;	+ -	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>Improve access to open space / multi-functional open space;</p> <p>Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p> <p>Provides or promotes safety and security for residents;</p> <p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>	<p style="text-align: center;">+</p>	<p>The development currently has access to amenity greenspace, allotments (within 100m) and semi-natural open space (within 400m). However, any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment. The uplift in housing numbers on this site would mean that an additional amount of open space is provided to ensure there is adequate open space for all.</p> <p>This development should support walking and cycling within the site given its urban location and connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities. Currently there are both cycling and pedestrian route which go to the city centre.</p> <p>There are existing doctors and dentists in the vicinity of the site. In addition the site is within close proximity of York Hospital (within 400m) as well as private hospital (to the east of the site). The existing permission plans in various community facilities to support the new and existing population although this should be revisited at to establish commensurate need with an uplift in dwelling numbers and un due pressure is not place on existing healthcare facilities. This approach should have an overall benefit on the health and well-being of prospective residents.</p> <p>Contamination has been identified on the site through the outline planning permission's environmental impact statement. The EIA states that this is largely in isolated areas across the site and that remedial action is required to ensure the soil is suitable for residential garden use and there is no impact to residents' health. It is assumed that contamination issues will be dealt with as part of the planning permission and the ongoing masterplanning of the site.</p> <p>There are likely effects on neighbouring residential areas for the duration of the construction period relating to noise, air quality and vibrations. The Any impact is likely to be commensurate with the proximity/location of the development on site predominantly in connection to factory noise. These effects should be planned to be offset through design. There will be increased trips and noise connected with HGVs and construction vehicles for example which may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, it is anticipated that the impacts are likely to be positive in the medium to long-term as the facilities and open space are developed but may potentially have some short-term adverse impacts in relation to re-provisioning of open space and site construction.</p> <p>Mitigation n/a</p> <p>Assumptions <i>Issues regarding noise and contamination have been dealt with through the outline application for the entire site.</i></p> <p>Uncertainties <i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i> <i>The level and type of open space will be subject to masterplanning.</i></p>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<p>Provide good education and training opportunities for all;</p> <p>Support existing higher and further educational establishments for continued success;</p> <p>Provide good quality employment opportunities available to all.</p>	<p style="text-align: center;">+ ?</p>	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. The site has a primary school within 800m although the capacity needs to be established. The existing permission includes for the provision of a nursery in addition to an existing nursery within 400m, which would be positive for any residents living on this site. There is no secondary school within walking distance and therefore this would need to be connected via sustainable transport routes.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct and occupy the development. The removal of the commercial element from this scheme may reduce these opportunities in the long-term.</p>

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			It is anticipated that this should have a minor positive impact on this objective but with some uncertainty regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made. Mitigation <i>n/a</i> Assumptions <i>Educational capacity and provision to be agreed in conjunction with the Council.</i> Uncertainties <i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy.	+ -	Likely Significant Effects Part of the site has recently received planning permission for residential use. The factory buildings and the site remain vacant. This whole site has been considered primarily for residential uses and not the redevelopment for employment uses as other locations have been identified through the Local Plan. The re-designation of this commercial land for housing would reduce the amount of jobs re-provided on-site with only small-scale job opportunities in connection with community and convenience facilities provided. Temporary jobs would be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry, dependent upon market forces. The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's location in close proximity to the City Centre. This urban site also benefits from being highly connected with existing frequent and non-frequent bus routes into the city centre along Wigginton and Haxby Road helping to connect people with employment opportunities across the city. This site is therefore likely to have a positive long-term direct effect on this objective although this is mixed with a negative effect to reflect that jobs are being re-provided on site. Mitigation <i>n/a</i> Assumptions <i>n/a</i> Uncertainties <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
5. Help deliver equality and access to all.	Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness;	++	Likely Significant Effects The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2015) regarding barriers to housing and services in adjacent areas, which are identified as being more deprived in comparison with some other areas of the city. The scale of the housing forecast would enable a more significant contribution towards the provision of affordable housing in conjunction with the existing permission on the site. Based upon the current affordable housing policy, the site would have a target to provide 20% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	Promote the safety and security for people and/or property.		<p>The scale of the development overall would require additional facilities to be considered on site such as convenience and health facilities. Community and convenience provision has already gained planning permission. There are also existing facilities just within 250m on Haxby Road (to the south west of the site) and within 500m to the east of the site, which may also benefit from the large residential development as their viability could be increased. Developing the facilities in tandem with the development would be beneficial to ensure that increased pressure is not placed on existing facilities.</p> <p>Overall this site has been assessed as having a significant positive impact on this objective in the long-term.</p> <p>Mitigation n/a</p> <p>Assumptions <i>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</i></p> <p>Uncertainties <i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i></p>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion.	+ -	<p>Likely Significant Effects</p> <p>Overall, the development should have good transport links and be able to promote non-car modes of travel given its urban location. This site has existing access to a high frequency bus route and non-frequent bus route directly into the city centre both Wigginton Road adjacent to the western boundary and Haxby Road which runs down the eastern boundary. The site is also within 15 minutes cycle of the train station. Whilst there are existing cycle routes within the vicinity (opposite the west edge of the site), there are none directly on Haxby or Wigginton road connecting to the city centre. New cycle routes and pedestrian footpaths would need to be implemented in order to promote sustainable travel to and from the site. There are good existing pedestrian routes but further links would need to be established on the site to help promote alternative modes of travel. The number, type and location of routes is dependent upon masterplanning but there is potential for this to have a positive impact on this objective due to the ability to utilise and build upon existing transport connections as well as the creation of new ones.</p> <p>The site has good access to existing facilities on Haxby Road (within 250m) which would be positive for the short-term. The cumulative increase due to this uplift in housing numbers would require additional facilities on the site. Community and convenience provision is already granted permission. Facilities provision should be revisited in future applications to establish commensurate need with the uplift in dwelling numbers.</p> <p>The development is likely to generate additional traffic movements which may have potentially adverse effects on congestion. Traffic impacts will have been taken into consideration as part of the existing planning permission. This uplift in houses would need to be taken into account with any future planning permission on the site to ensure that vehicle trips are minimised and that attractive alternatives are available.</p> <p>On balance, it is likely that this site could have positive and negative impacts on this objective.</p> <p>Mitigation <i>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i></p> <p>Assumptions <i>The existing transport routes can be linked into the new development.</i> <i>That the existing bus services continue into the future.</i></p> <p>Uncertainties <i>The level of congestion as result of this development as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i></p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.	+ -	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain. The size of the site would also enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. To enhance this, the site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar PV and medium potential for ground source heat pumps and district heating. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon masterplanning and implementation of building regulations. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>Mitigation</p> <p><i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></p> <p>Assumptions</p> <p><i>The residential buildings as part of this allocation will conform to Part L of the building regulations to ensure that dwellings are low carbon. An assumption is also made that development would need to be carbon neutral post-2016.</i></p> <p>Uncertainties</p> <p><i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i></p> <p><i>The scale of effects as a consequence of residents is unknown.</i></p>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-	0 +	<p>Likely Significant Effects</p> <p>Development of this site would comprise brownfield land and in consequence, it is assumed that the potential for adverse effects on biodiversity (e.g. due to disturbance or habitat loss) would be reduced.</p> <p>The site contains no nature conservation designations and does not connect to any green infrastructure corridors. Sensitive lighting on the development is considered to be required through the existing planning consent to minimise disturbance to species within the area.</p> <p>Given the former factory use of the site, there is an opportunity for enhancement where a scheme to increase biodiversity and connectivity to the wider natural environment could be integrated.</p> <p>Taking into consideration the findings of the evidence accompanying the planning permission, this site has been assessed to have a likely neutral to positive effect in the long-term.</p>

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	diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.		<p>Mitigation n/a</p> <p>Assumptions <i>Biodiversity will improve from the current baseline.</i> <i>The biodiversity value of the site is limited, although it is acknowledged that brownfield sites can have significant biodiversity value.</i></p> <p>Uncertainties <i>The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i></p>
9. Use land resources efficiently and safeguard their quality.	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.	+	<p>Likely Significant Effects Redevelopment of this 7 ha brownfield site is positive for using previously developed land. The planning permission's EIA concludes that there is potential contamination on the site in isolated areas, which would need to be remediated so the soil is suitable for residential gardens. The Council has already requested proof of this removal prior to development. In the long-term this should have a positive impact.</p> <p>Mitigation <i>Any contamination of the site needs to be remediated appropriately for the proposed use.</i></p> <p>Assumptions <i>The evidence base undertaken for the planning permission remains valid and has appropriately identified contamination issues and this will be dealt with appropriately through the remediation strategy.</i></p> <p>Uncertainties n/a</p>
10. Improve water efficiency and quality.	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	-	<p>Likely Significant Effects An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<p>Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <p><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></p> <p>Assumptions</p> <p><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></p> <p>Uncertainties</p> <p><i>The level of waste processed during the construction and remediation phases is unknown.</i></p>
<p>12. Improve air quality.</p>	<p>Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality;</p>	<p>O</p>	<p>Likely Significant Effects</p> <p>Despite being located outside of the City of York's City's Air Quality Management Area (AQMA), many of the roads affected by an increase in vehicle movement's as a result of the Proposed Development in operation are located within an AQMA, or lead to areas that are. The city centre AQMA is within 500m to the south of the site.</p> <p>As part of the planning permission, air quality work was carried out to assess the cumulative impacts of the operational traffic and energy plant emissions for the Nestle development site. This concluded that <i>"The planning application air quality assessment scoped out demolition and earth works effects and effects on ecological receptors. Negligible risk from construction and track out on human health receptors. Low risk was concluded for dust soiling from construction and trackout. Following the implementation of best practice mitigation measures no significant effects are predicted. Overall, air quality impacts of the Development on new and existing receptors are considered to be acceptable in terms of protecting human health and ecosystem function"</i>.</p> <p>To ensure this is still the case with an increased amount of housing, further air quality assessment would be required. Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are provided to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>On balance this site is appraised to have a neutral effect subject to the implementation of mitigation and ensuring the occupants on site have</p>

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	Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car.		sustainable travel behaviour. Mitigation <i>Appropriate assessments undertaken to understand the traffic impact of the site associated with any further development</i> Assumptions <i>evidence assessed as part of the approved planning permission is accepted and remains valid.</i> Uncertainties <i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs).	0	Likely Significant Effects This development is located within Flood Zone 1 accordingly to CYC's Strategic Flood Risk Assessment (2014), which is not a high risk flood zone. Surface water flooding is an identified issue within York. The scale of the development should allow for the incorporation of mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs). Given that this is a brownfield site, it will need to ensure that the run-off rates do not exceed 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). The details of this would need to be designed in to any masterplanning of the site. The impact on this objective should therefore be significantly positive in the long-term subject to the design and implementation of surface water management strategies. Mitigation <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i> Assumptions <i>The development of the site would require mitigation for surface water and that the site remains in flood zone</i> Uncertainties <i>n/a</i>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.	+ -	Likely Significant Effects The EIA accompanying the existing planning permission identified key heritage assets contained in and around the site. The Joseph Rowntree Memorial library (Grade 2 listed) is listed in the statutory list of buildings of special architectural or historic interest. The building is located on the eastern boundary of the site and it introduces a domestic scale to the Haxby Road edge. The special qualities of the Haxby Road side of the site are recognised in a conservation area – "Nestle/Rowntree Factory Conservation Area"- spanning across the main road to include social and cultural buildings of the earlier factory complex. This part of the site is visually accessible from the public highway and the existing planning permission's intention to open the site out to the general public to provide a new district hub, reinforcing existing facilities such as the theatre, hospital and swimming baths on the east side of the road with a mix of uses on the west side (including convenience retail and café) around a public park. The HIA concurs that development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of these listed buildings. Inappropriate development surrounding the listed building may detract from their architectural significance. It may also have a detrimental impact on the character of the conservation area in general. The Almond Block Extension (1911) and Cream Block (1936) remain and are recognisable, prominent landmark buildings. In addition, the Minster may be visible from the site. The heights of new builds must not detract from the dominance/importance of these landmark structures. Buildings need to be at an appropriate scale taking into account surrounding structures.

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		<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 15px; height: 15px; background-color: #90EE90; margin-right: 5px;"></div> <div style="width: 15px; height: 15px; background-color: #FFD700; margin-right: 5px;"></div> </div>	<p>The extant industrial buildings on site form an important part of York's heritage relating to chocolate production and the Rowntree brand. Surrounding community buildings are generally associated with the Rowntree family and are also listed. Although not listed, inappropriate development surrounding the extant factory buildings may detract from their local significance. New buildings need to be sympathetic to surrounding areas and consider appropriate use of materials, design, scale and layout.</p> <p>The Heritage statement produced as part of the approved planning applications concluded that <i>"This Heritage Statement has established that the Haxby Road frontage is the principle heritage feature of the Site and acts as a landmark building within the Nestle/Rowntree Conservation Area. This incorporates not only the six storey Almond and Cream Block, but the Joseph Rowntree Memorial Library, the railings, clocks and planting which together define views along Haxby Road and across the Conservation Area."</i> Apart from within the library, there are very few internal features of historical value that survive, but it is recommended that where possible these should be retained, reused, or carefully considered to inspire new elements of the refurbishment that is being propose</p> <p>The construction of buildings will have had a negative effect on any surviving archaeology. There is no known archaeology on the site but the area was agricultural land until the creation of the factory and therefore pockets of archaeological deposits may survive on site. Further archaeological investigation by watching brief or trial trenching is needed to assess the nature and significance of any remaining archaeological deposits.</p> <p>The impacts of this development are currently assessed as having positive and negative impacts given the current uncertainty over design.</p> <p>Mitigation</p> <p><i>Masterplanning needs to take considerations of the views on site to ensure that they are not obstructed through development. Further analysis is required.</i></p> <p><i>In defining the development, the strong identity of the existing site and in particular the listed buildings need to be taken into consideration to ensure the setting and context of development is complementary to the historic assets and new development does not detract from the landmark buildings.</i></p> <p>Assumptions</p> <p><i>The findings of the Heritage Assessment for the planning application remain valid and applicable to development across the site.</i></p> <p>Uncertainties</p> <p><i>n/a</i></p>
15. Protect and enhance York's natural and built landscape.	Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 15px; height: 15px; background-color: #90EE90; margin-right: 5px; text-align: center; font-size: 10px;">+</div> <div style="width: 15px; height: 15px; background-color: #FFD700; margin-right: 5px; text-align: center; font-size: 10px;">-</div> </div>	<p>Likely Significant Effects</p> <p>The HIA concludes that development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of these listed buildings. Inappropriate development surrounding the listed building may detract from their architectural significance. It may also have a detrimental impact on the character of the conservation area in general. The Almond Block Extension (1911) and Cream Block (1936) also remain and are recognisable, prominent landmark buildings. In addition, the Minster may be visible from the site. The heights of new builds must not detract from the dominance/importance of these landmark structures. Buildings need to be at an appropriate scale taking into account surrounding structures. Planning permission for change of use of the former Almond blocks has been accepted with evidence suggesting that the development will respect the scale and character of the existing site.</p> <p>The extant industrial buildings on site form an important part of York's heritage/townscape relating to chocolate production and the Rowntree brand. Surrounding community buildings are generally associated with the Rowntree family and are also listed. Although not listed, inappropriate development surrounding the extant factory buildings may detract from their local significance. New buildings need to be sympathetic to surrounding areas and consider appropriate use of materials, design, scale and layout.</p> <p>The HIA has identified that this site may offer enhancement for the landscape in this area from its redevelopment, particularly in positively contributing to the green infrastructure network in this area including Bootham Stray. This is dependent upon implementation of appropriate masterplanning.</p>

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			Development in this location is likely to have positive and negative effects on the landscape.. Mitigation <i>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</i> Assumptions <i>A former industrial site can be enhanced through re-development.</i> Uncertainties <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i>

Summary

Effects on objective 1 and 5 have been assessed as significant positives because development of a site of this scale will make a major contribution to meeting the city's housing needs and 20% of the dwellings are required to be affordable housing.

Objective 3 has been assessed as both a minor positive and minor negative because construction could support a small amount of job training and increases in residential density may allow some existing services/facilities to expand however it could also strain existing local education provision. Redevelopment does mean the loss of vacant factory buildings on site for the provision of housing but jobs will be created during construction and local services/ facilities will likely expand long term to meet new demand, hence the mixed minor positive and minor negative for objective 4. Objective 7 is both minor positive and minor negative because whilst emissions during construction and occupation can be minimised through the delivery of a low-carbon construction/energy generation strategy but the extent to which they are successfully minimised is set to be determined through masterplanning and implementation. Objectives 14 and 15 are both minor positive and minor negative because inappropriate development would disrupt the historic setting and built landscape but there is potential for development of the site to make a positive contribution to the local green infrastructure network. Objective 2 has been assessed as both minor positive and minor negative as the site has good walking/cycling links, is close to medical facilities and well served by green space. However planning / management is required to avoid overwhelming local facilities in the medium to long term. Also, ground contamination is an issue and noise / air pollution will increase after development. Objective 6 is also minor positive and minor negative because whilst the site has good soft transport links that enable impacts to be mitigated, the increase in population density will likely add to congestion overall.

There is a minor positive effect on objective 9 as this is redevelopment of a brownfield site however some ground contamination will have to be dealt with before this proceeds.

Objectives 10 and 11 are assessed as minor negative effects because the development of this site for residential dwellings will almost certainly increase the density of development. Though both of these impacts can be mitigated to some extent it is unlikely that the volume of waste generated will decrease or that water quality will improve during construction or later occupation.

Effects on objective 8 are likely to be minor positive or insignificant given that the Brownfield land is of little to no ecological interest currently but has the potential to contribute to wildlife corridors in future.

Effects on objective 12 are uncertain as development will likely negatively impact the AQMA nearby but eventual impacts are to be determined through masterplanning / further assessment and ultimately the behaviour of residents.

Assuming sustainable drainage solutions are found redevelopment should have no significant effect on objective 13 as the site is in an area of very low flood risk.

Key

Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

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(Allocation Site ref: 857)

Overall assumptions

Alternative sites 1 (site 952) and 2 (907) could be developed instead of or in-combination with the allocation (site 857).

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 857)	Alternative 1 (site 952)	Alternative 2 (site 907)	
1. To meet the diverse housing needs of the population in a sustainable way.	<p>Deliver homes to meet the needs of the population in terms of quantity, quality;</p> <p>Promote improvements to the existing and future housing stock;</p> <p>Locate sites in areas of known housing need;</p> <p>Deliver community facilities for the needs of the population;</p> <p>Deliver pitches required for Gypsies and Travellers and Showpeople.</p>	0	0	0	<p>Likely Significant Effects</p> <p>The site south of Elvington Airfield is identified as an employment allocation. As an employment site there are not expected to be any new dwellings on the development. Both sites have therefore been assessed as having a neutral effect against this objective</p> <p>Mitigation</p> <p><i>n/a</i></p> <p>Assumptions</p> <p><i>n/a</i></p> <p>Uncertainties</p> <p><i>n/a</i></p>
2. Improve the health and well-being of York's population.	<p>Avoid locating development where environmental circumstances could negatively impact on people's health;</p> <p>Improve access to open space / multi-functional open space;</p> <p>Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p>	- 0	- 0	- 0	<p>Likely Significant Effects</p> <p>All of the site boundaries would be subject to policies within the Local Plan sustainable travel modes. The site currently has sustainable access via existing cycle routes and a park and ride service offering a frequent bus service into the city centre.</p> <p>The increase in employment activities are likely to increase HGV and associated vehicle movements to and from the site. Enhancements to the road network may be necessary for the safety of workers.</p> <p>There is no access to doctors within 800m of the site although access to communities facilities may not be required as part of employment use.</p> <p>Provision of openspace is likely to be limited. It is anticipated however, that some amenity space included in the net:gross development ratio could be accommodated for the benefit of employees but this is uncertain.</p> <p>The existing Northminster Business Park is North of the allocation boundary. Alternatives 1 and 2 propose development to the north of the site. All of the sites may be subject to existing noise and contamination. Further assessment of ground conditions is required although, given all of the sites are predominantly existing arable land, it is anticipated that contamination on site will be low.</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 857)	Alternative 1 (site 952)	Alternative 2 (site 907)	
	<p>Provides or promotes safety and security for residents;</p> <p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>				<p>In the short term, construction noise may cause temporary disturbance to the adjacent business park for the duration of construction. This is likely to be greater should alternative 1 or 2 be developed in-combination with the allocation.</p> <p>It is anticipated that a neutral to minor negative effect will arise on this objective for all sites. Greater effects may be experienced if the alternatives are developed in-combination with the allocation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A noise assessment and strategy would be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>That the contaminated land assessment relates to the extent of land proposed for allocation.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<p>Provide good education and training opportunities for all;</p> <p>Support existing higher and further educational establishments for continued success;</p> <p>Provide good quality employment opportunities available to all.</p>	+	+	+	<p>Likely Significant Effects</p> <p>In the short-medium term, construction and associated trade jobs for all of the sites individually would be generated throughout the construction of the development. It is reasonable to assume that should the alternative developed in combination with the allocation, the associated jobs would continue across a longer time frame.</p> <p>The level of training and skills development in associated industries would be dependent upon employment practices and market forces. There may also be longer term training opportunities available at the business on the completed development.</p> <p>It is therefore anticipated that there will be a minor positive effects for all sites on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<p>Help deliver conditions for business success and investment;</p> <p>Deliver a flexible and relevant workforce for the future;</p> <p>Deliver and promote stable economic growth;</p> <p>Enhance the city centre and its opportunities for business and</p>	++	++	++	<p>Likely Significant Effects</p> <p>The allocation is expected to generate around 700-4100 long term jobs depending on the use class of development, which would have a significant benefit for employment and economic growth. In comparison, alternative 1 would generate 900- 4000 jobs and alternative 2 900 – 5,400 either alone or in-combination with the allocation. All of the sites would also help support business success and expansion of businesses on the existing business park. The effects of an in-combination approach would be greater.</p> <p>It is considered that the range of uses proposed for this site (B1c/B2/B8) will not detract from the city centre and may offer expansion to existing uses on the business park. The location may also be suitable for an element of B1a uses offering alternatives to other city locations.</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 857)	Alternative 1 (site 952)	Alternative 2 (site 907)	
	<p>leisure;</p> <p>Provide the appropriate infrastructure for economic growth;</p> <p>Support existing employment drivers;</p> <p>Promote a low carbon economy.</p>				<p>The site also has good access onto the A59 and York Ring-road which allows good access for any HGVs to the A64 and A1(M). Temporary construction jobs would also be generated as a result of the development of the site. . It is reasonable to assume that should the alternative developed in combination with the allocation, the associated jobs would continue across a longer time frame.</p> <p>All of the sites have been assessed as a significant positive effect. Greater effects could be experienced should an alternative site be taken forward in-combination with the allocation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
5. Help deliver equality and access to all.	<p>Address existing imbalances of equality, deprivation and exclusion across the city;</p> <p>Provide accessible services and facilities for the local population;</p> <p>Provide affordable housing to meet demand;</p> <p>Help reduce homelessness;</p> <p>Promote the safety and security for people and/or property.</p>	0	0	0	<p>Likely Significant Effects</p> <p>As the development is envisaged for industrial and distribution use there is not anticipated to be new services or facilities included in the development.</p> <p>As such, all sites have been determined as having a neutral effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<p>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</p> <p>Deliver transport infrastructure which supports sustainable travel options;</p> <p>Promote sustainable forms of</p>	+	+	+	<p>Likely Significant Effects</p> <p>The size of the employment allocation is likely to generate additional car journeys and HGV movements, which could result in additional peak hour traffic follow onto the surrounding highway network. The outer ring-road is acknowledged to have congestion issues at peak hours and therefore development may exacerbate these effects, particularly if the alternatives were brought forward in combination with the allocation. Additional impacts on the road network would require consideration and mitigation if necessary.</p> <p>The site is located in close proximity to the Poppleton Bar park and Ride (Route 59) which is a frequent bus service to the city centre. The alternatives sites are closer to the park ad ride and may promote more walking to and from those sites in comparison to the allocation. In addition, the site is connected by cycle routes and has Poppleton train station within 1km of the allocation</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 857)	Alternative 1 (site 952)	Alternative 2 (site 907)	
	<p>travel; Improve congestion.</p>				<p>and slightly closer for the alternatives. This means the site is accessible by sustainable transport modes, which may help to minimise adverse effects in relation to employee travel.</p> <p>Access to the site would be via the existing Northminster Business Park entrance to the A59 and detailed consideration will need to be given through a Transport Assessment and Travel Plan to promoting sustainable transport choices and enhancing pedestrian and cycle links. This promotion of sustainable travel should be employed on site to minimise car trips using sustainable travel plans for new business. This is likely to be critical in influencing people's travel behaviour.</p> <p>All of the sites are identified to have a positive effect in relation to site accessibility..</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A Travel Plan should be prepared for consideration as part of any planning application submission.</i> • <i>Opportunities to make the site and new buildings suitable for cyclists e.g. cycle stands and showers should be incorporated into the design.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The bus network, cycle paths and train station remain available..</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<p>Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.</p>	-	-	-	<p>Likely Significant Effects</p> <p>An increase in greenhouse gas emissions is anticipated during construction due to an increase in HGV movements, energy consumption for construction, and the embodied carbon of materials. This is likely to be commensurate to the scale of development and would therefore be greater should the alternative be brought forward in-combination with the allocation.</p> <p>The size of the employment allocation as a result of all of the sites is likely to generate additional car journeys and HGV movements, which could result in additional peak hour traffic follow onto the surrounding highway network. The outer ring-road is acknowledged to have congestion issues at peak hours and therefore development may exacerbate these effects, particularly if the alternatives were brought forward in combination with the allocation. Additional impacts on the road network would require consideration and mitigation if necessary.</p> <p>The site has access to sustainable transport modes and the uptake of these would impact on the scale of emissions from car travel.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. Development should use the BREEAM standards to achieve a high quality construction and sustainable outcome to minimise/offset effects.</p> <p>A minor negative effect is anticipated for all sites in relation to climate change.</p> <p>Mitigation</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 857)	Alternative 1 (site 952)	Alternative 2 (site 907)	
					<ul style="list-style-type: none"> A Travel Plan should be prepared for consideration as part of any planning application submission. Opportunities to make the site and new buildings suitable for cyclists e.g. cycle stands and showers should be incorporated into the design. Use BREEAM to ensure construction of buildings is high quality and sustainable. <p>Assumptions</p> <ul style="list-style-type: none"> Government standards for buildings will continue to apply. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of renewable energy feasible on site is uncertain.
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	?	?	?	<p>Likely Significant Effects</p> <p>The site boundaries considered are not within proximity of designated nature conservation sites. The nearest SLI (Wheatlands Reserve) would not be negatively impacted as a result of development.</p> <p>All of the sites are arable land and generally include or are bordered by mature vegetation and hedgerows. Further ecological investigation is required to understand the likely impacts of all of the boundaries.</p> <p>It is possible that construction may result in short term negative effects on the adjacent sites due to dust and noise disturbance, however it is assumed that this could be appropriately mitigated and would not likely be a permanent effect subject to occupation of the site.</p> <p>An uncertain effect is identified for all sites following the requirement for further understanding of ecological issues. .</p> <p>Mitigation</p> <ul style="list-style-type: none"> Further investigations are required to ensure identify biodiversity issues and potential mitigation. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.
9. Use land resources efficiently and safeguard their quality.	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most	--	--	--	<p>Likely Significant Effects</p> <p>All of the sites are in an area of grade 1 and grade 3 agricultural land, so its development would result in the loss of versatile agricultural land. Alternative 2 has the largest greenfield land take and therefore the effects are likely to be greater. Furthermore, the effects are likely to be greater still should the alternatives come forward in combination with the allocation. This would not support the reuse of previously developed land.</p> <p>There is potential from some contamination from adjacent employment uses but this is anticipated to be minor and decrease the further away from the existing site. Further ground investigations are required to confirm this.</p> <p>No effects on allotments or mineral resources are anticipated given the site is identified for employment use and not subject to</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 857)	Alternative 1 (site 952)	Alternative 2 (site 907)	
	<p>versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.</p>				<p>provision of openspace policy. It is anticipated however, that some amenity space included in the net:gross development ratio could be accommodated for the benefit of employees.</p> <p>Development of all of the sites is expected to result in a significant negative effect against this objective due to the loss of agricultural land. Greater effects are acknowledged as a result of alternative 2 and should the alternatives come forward in combination with the allocation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Ground conditions survey required to identify, if any, contamination and associated mitigation..</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>10. Improve water efficiency and quality.</p>	<p>Conserve water resources and quality; Improve the quality of rivers and groundwaters.</p>	-	-	-	<p>Likely Significant Effects</p> <p>The development is not located in a groundwater Source Protection Zone or within 250 of any watercourses.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the sites should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 857)	Alternative 1 (site 952)	Alternative 2 (site 907)	
					<p>• Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<p>Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.</p>	-	-	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency. Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible in line with policies in the Plan..</p> <p>Businesses are likely to also give rise to different types of waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for all sites against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of waste processed during the construction and remediation phases is unknown.</i>
<p>12. Improve air quality.</p>	<p>Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations;</p>	-	-	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site. It is reasonable to assume this should the alternatives be brought forward in conjunction with the allocation, this would have effects over a longer time period.</p> <p>There are no AQMAs within proximity of the site. However development in this location has the potential to increase additional traffic which may have cumulative impacts on existing routes such as the A59 and A1237 (ring-road) which are both adjacent to the site.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Also, any development should produce a sustainable travel plan to encourage employees to use sustainable transport modes. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of the workforce in the long-term.</p> <p>There are a number of sustainable travel options available to future occupiers of the employment site. In conjunction with Local</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 857)	Alternative 1 (site 952)	Alternative 2 (site 907)	
	<p>Avoid locating development where it could negatively impact on air quality;</p> <p>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</p> <p>Promote sustainable and integrated transport network to minimise the use of the car.</p>				<p>Plan policies to promote sustainable transport, it is assumed that car use will be minimised where possible to reduce transport emissions.</p> <p>For all sites a negative effect is anticipated due to the increase in construction emissions and traffic movement as a result of development, in addition to the expected uptake of sustainable transport.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<p>Reduce risk of flooding;</p> <p>Ensure development location and design does not negatively impact on flood risk;</p> <p>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</p>	0	0	0	<p>Likely Significant Effects</p> <p>This development site is within flood zone 1, which is an area of low flood risk.</p> <p>Surface water management will need to be considered. This site is a greenfield site and would require a run-off rate no higher than existing rates on site in accordance with the Strategic Flood Risk Assessment. This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose openspace to minimise flood risk as a result of any development.</p> <p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>The impact on this objective has been identified as neutral on all sites given that there are no areas of high flood risk.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs. Ongoing flood risk management planning is undertaken and fed into the masterplan of the site. <p>Assumptions</p> <ul style="list-style-type: none"> The development of the site would require mitigation for surface water. Flood risk and surface water management is agreed with CYC and associated bodies, where applicable. <p>Uncertainties</p> <p>n/a</p>
<p>14. Conserve or enhance York's historic</p>	<p>Promote or enhance local culture;</p> <p>Preserve or enhance</p>	-	-	-	<p>Likely Significant Effects</p> <p>The Heritage Impact Assessment identified that the sites have no known archaeological evidence but the higher ground of the alternative may have been favourable for early periods. Development of the site would have a destructive impact on any</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 857)	Alternative 1 (site 952)	Alternative 2 (site 907)	
environment, cultural heritage, character and setting.	<p>designated and non-designated heritage assets and their setting;</p> <p>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</p>				<p>surviving archaeological deposits or landscape features. Archaeological investigations are required to establish potential on site.</p> <p>The HIA also identified that design of buildings will be important for the site. For example Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties and Knapton village. Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York. Furthermore, the alternative boundaries, particularly alternative 2 at its northern extent, would be exceptionally visible as you travel towards York along the A59 affecting the rural setting of York as development would encroach towards the road. Development in this location would also substantially reduce the distance between Northminster Business Park and Upper Poppleton.</p> <p>Development will also reduce the distance between urban nature of the business park and Knapton village to the east, albeit with the ring-road between the two.</p> <p>The allocation located to the south of the existing business park has been assessed as having a minor negative effect against this objective. The effects of the alternative boundaries score a mixed minor negative to significant negative due to their potential effects on rural setting.</p> <p>Mitigation</p> <p><i>An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</i></p> <p>Assumptions</p> <p><i>n/a</i></p> <p>Uncertainties</p> <p><i>n/a</i></p>
15. Protect and enhance York's natural and built landscape.	<p>Preserve or enhance the landscape including areas of landscape value;</p> <p>Protect or enhance geologically important sites;</p> <p>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</p>	-	-	-	<p>Likely Significant Effects</p> <p>This allocation forms part of an extension to an existing employment site, albeit lying outside of the existing site to the south whilst the alternatives would be located to the north of the existing sites, visible from the A59.</p> <p>The HIA identified that the allocation would reduce the distance between Northminster Business Park, Knapton and Upper Poppleton. In addition, the rural setting of York as viewed from the ring road in this area will be adversely affected by further development. Northminster Business Park has already impacted upon this to some degree. In comparison to the allocation the alternatives to the north are likely to have more significant effects as identified in the HIA. The alternative boundaries, particularly alternative 2 at its northern extent, would be exceptionally visible as you travel towards York along the A59 affecting the rural setting of York as development would encroach towards the road. Development in this location would also substantially reduce the distance between Northminster Business Park and Upper Poppleton.</p> <p>A landscape assessment is required to ensure that any development identifies key receptors and issues as well as identify appropriate mitigation.</p> <p>All of the sites have existing mature hedgerows and vegetation to boundaries which should be retained and enhanced to help mitigate adverse effects of development.</p> <p>The allocation located to the south of the existing business park has been assessed as having a minor negative effect against this objective. The effects of the alternative boundaries score a mixed minor negative to significant negative due to their potential effects on rural setting.</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 857)	Alternative 1 (site 952)	Alternative 2 (site 907)	
<p>Mitigation</p> <ul style="list-style-type: none"> Landscape assessment and mitigating measures are required. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a 					
<p>Summary</p> <p>Allocation</p> <p>Objective 4 is a significant positive as the site will support a high number of jobs long term and construction itself will create some jobs in the short term.</p> <p>Objective 9 is assessed as a significant negative effect as development will mean the loss of agricultural land.</p> <p>Effects on objective 6 are minor positive because whilst the new use will increase traffic to the area the site has good cycle links, Poppleton train station and Poppleton Park and Ride are nearby. Objective 3 is a minor positive because the businesses that occupy the site long term will provide some training opportunities and the construction itself may provide a small number during construction.</p> <p>Objective 7 is minor negative because whilst emissions during construction and occupation can be minimised through the delivery of a low-carbon construction/energy generation strategy the development will certainly be more energy intensive, and therefore have higher emissions, than the current agricultural use. Objectives 14 and 15 are minor negative because development of the site could negatively impact Knapton and the general setting of York if poorly designed.</p> <p>Objectives 10, 11 and 12 are assessed as minor negative effects because the conversion of land use from agricultural to employment use will increase the density of development. Though all of these impacts can be mitigated to some extent the water quality is going to remain constant at best, the volume of waste generated will increase and air quality will decline both during construction or later occupation.</p> <p>The site will have no significant effect on objectives 1 or 5 as it is being put forward for employment not housing. Nor will it have any significant effect on objective 13 as the site is an area of very low flood risk.</p> <p>Objective 2 is assessed as a minor negative / effect because there is no provision of medical or community but this is not of major importance given the sites use for employment. The minor negative is because of potential noise pollution or ground contamination from the existing Northminster Business Park.</p> <p>Effects on objective 8 are uncertain because further ecological work is required to understand the ecology on site and likely impacts of development.</p> <p>Alternatives</p> <p>Both alternatives score the same as the allocation for objectives 1 to 13 although it is acknowledged that there could some different effects as result of locating development to the north instead of the south of the site. It is also acknowledged that should either alternatives 1 and 2 be bought forward in-combination with the allocation, the effects against objectives may become more significant. In comparison to the allocation, both alternative score a mixed minor to significant negative as a result of their location and visibility in relation to objective 14 (heritage) and 15 (landscape).</p>					

Key:

Symbol	Likely Effect on the SA Objective		
++	The policy is likely to have a significant positive effect	?	Uncertain or insufficient information on which to determine effect
+	The policy is likely to have a positive effect	-	The policy is likely to have a negative effect
0	No significant effect / no clear link	--	The policy is likely to have a significant negative effect

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(Site ref: 955)

Overall assumptions

The Castle Gateway area, previously referred to as ‘Castle Piccadilly’ or ‘Southern Gateway’, sits largely within the city walls on the site of the former York Castle where the River Ouse and River Foss meet. The area covers the length of Piccadilly, the Coppergate Shopping Centre, Clifford’s Tower and the Eye of Yorkshire, and runs through to St George’s Field and the Foss Basin.

Regeneration of Castle Gateway provides an opportunity to create a mixed use development with retail, leisure and residential uses that complement and build on the vitality of the city centre, improving the historic setting of Clifford’s Tower and the quality of public space and accessibility throughout the area. ST20 is allocated as an Area of Opportunity.

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<p>Deliver homes to meet the needs of the population in terms of quantity, quality;</p> <p>Promote improvements to the existing and future housing stock;</p> <p>Locate sites in areas of known housing need;</p> <p>Deliver community facilities for the needs of the population;</p> <p>Deliver pitches required for Gypsies and Travellers and Showpeople.</p>	<p>+ O</p>	<p>Likely Significant Effects</p> <p>Residential development would be supported on Castle Piccadilly alongside a mix of other uses as part of an area of opportunity for sustainable regeneration. Specific levels of housing are not specified for this site given that it could support mixed use. Locating residential development in this location however would provide dwellings in close proximity to a range of services and facilities within the city centre, the majority of which would all be within 400m.</p> <p>Overall, this site has been assessed as having a permanent positive effect on this objective as well as a potential neutral effect should residential development not be delivered in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing mix developed on this site will be subject to masterplanning.</i>
2. Improve the health and well-being of York’s population.	<p>Avoid locating development where environmental circumstances could negatively impact on people’s health;</p> <p>Improve access to openspace / multi-functional openspace;</p> <p>Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p> <p>Provides or promotes safety</p>	<p>+ -</p>	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site openspace, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>Castle Piccadilly is an area of opportunity within the city centre. It has access to a number of healthcare facilities within proximity as well as city centre openspace such as Rowntree Park (800m). It is also highly accessible and would support walking and cycling given its location. It would connect well to any existing routes within the vicinity to create sustainable routes to existing facilities. Interconnected cycle and pedestrian networks exist on the road frontage.</p> <p>The location of the site within the city centre may lead to some impact from noise arising from commercial and traffic uses. A balance would need to be made between uses on site to ensure that no adverse effects to well-being of residents or workers occurred. Also, the site is within the City</p>

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SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	<p>and security for residents;</p> <p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>	<p style="background-color: #90EE90; text-align: center;">+</p>	<p style="background-color: #FFD700; text-align: center;">?</p>	<p>AQMA. Development in this location would need to ensure no adverse effects to air quality.</p> <p>This is a brownfield site which has been used for mixed use (retail, car park, warehousing). In addition, the on-site heritage asset of Cliffords Tower has a long history of military use. There therefore may be a risk of contamination which would need to be established through further ground conditions surveys.</p> <p>On balance, it is anticipated that the impacts are likely to have positive and negative effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development would need to minimise effects on air quality and mitigate noise to avoid effects on peoples health and well-being.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level and type of openspace will be subject to masterplanning.</i>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<p>Provide good education and training opportunities for all;</p> <p>Support existing higher and further educational establishments for continued success;</p> <p>Provide good quality employment opportunities available to all.</p>			

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<p>Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy.</p>	<p>++</p>	<p>Likely Significant Effects</p> <p>This is a city centre site with support for mixed use regeneration. It is located adjacent to other retail and leisure functions within the city and would capitalise on existing linkages as well as extend the retail/business function of the city centre. This would not only provide jobs in the long-term but also support the vitality and viability of the city centre in the long-term.</p> <p>Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training, dependent upon market forces.</p> <p>Should it provide residential development on site, it would support the housing of the local workforce within the city helping to support the overall economy.</p> <p>This site is therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through the provision of housing</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The type of uses on the site is yet to be determined.</i> • <i>The number and type of jobs to be provided as well as their timescales is uncertain and will be dependent upon the works/occupation of the-site.</i>
<p>5. Help deliver equality and access to all.</p>	<p>Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property.</p>	<p>+ ?</p>	<p>Likely Significant Effects</p> <p>This is a highly accessible site within the city centre. There are frequent and non frequent bus routes which stop within the boundary of the site, including 4 park and ride buses. In addition it is well connected to the city centre via pedestrian routes, which is likely to enable access for all.</p> <p>The impacts on this objective are largely dependent upon the uses on the site. Therefore there is also some uncertainty in relation to meeting this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<p>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</p> <p>Deliver transport infrastructure which supports sustainable travel options;</p> <p>Promote sustainable forms of travel;</p> <p>Improve congestion.</p>	<p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>The site is located within the city centre allowing access to a variety of transport modes. The site has access to both frequent and non-frequent routes going to a variety of locations into and out of York, which could be used without further infrastructure improvements. This includes 4 park and rides bus routes allowing the site to be accessible by modes other than the car. The park and rides are likely to capture the majority of demand for city centre travel from the suburban area and from outside of York.. In addition the train station is within 10 minutes walk which means that, for commercial ventures, there is access to a wider market beyond York easily accessible. There are also existing pedestrian routes as well as cycle routes adjacent to and throughout the city centre making this a highly sustainable and accessible location.</p> <p>As part of the redevelopment access by car may become limited. This would have positive effects on congestion within the city centre. Some parking would need to be retained for people with accessibility issues.</p> <p>This site has been identified to a significant positive on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A full access and movement strategy is developed to maximise connectivity to the York city centre and beyond.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of congestion as a result of this development and as a result of its occupation.</i> • <i>The behaviour of future occupiers and their travel needs.</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<p>Reduce or mitigate greenhouse gas emissions from all sources;</p> <p>Plan or implement adaptation measures for the likely effects of climate change;</p> <p>Provide and develop energy from renewable, low and zero carbon technologies;</p> <p>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</p> <p>Adhere to the principles of the energy hierarchy.</p>	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>This is a highly sustainable location that should be well served by sustainable modes of transport. This should have long-term effects because it is likely to not incur significant additional trips.</p> <p>Usually the size of the site would enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to minimise emissions. Water source heat pumps off either the Ouse or the Foss may be viable however the fact that the majority of the site falls within the city walls and thus conservation zones would likely curtail opportunities for renewables in order to avoid disrupting the sky-line/ cityscape.</p> <p>All building conversions as well new build property should aspire to high quality design and construction techniques. As such, all new non-residential buildings with a total internal floor area of 100m2 or greater should achieve BREEAM 'excellent' (or equivalent); conversion of existing residential</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; align-items: center; justify-content: center;"> </div>	<p>buildings or change of use to residential should achieve BREEAM domestic refurbishment 'very good'; non-residential conversions or change of use will need to achieve BREEAM 'excellent' and new build residential property should comply with Part L1A of the Building Regulations (as they are updated).</p> <p>Overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy and ensuring access for soft transport modes. However it is inevitable that the level of emissions from the construction and occupation of the site will have some negative impact. Ultimately the significance of the impact will depend upon masterplanning and implementation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Any residential buildings will conform to Part L of the building regulations (as updated) to ensure that dwellings are low carbon.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of effects as a consequence of occupation is unknown.</i>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of biodiversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	<div style="display: flex; align-items: center; justify-content: center;"> </div>	<p>Likely Significant Effects</p> <p>This site would need to incorporate and consider green infrastructure as set out by policies within the Local Plan, relating to their creation, preservation and enhancement.</p> <p>This is a brownfield site in the city centre which is currently likely to have limited biodiversity assets on the area of hardstanding. However, the River Foss crosses from north to south through the site and is considered as a Regional Green Corridor as well as a Site of Local Interest. Any development would need to ensure this is sensitively included within any masterplanning for the site. The Biodiversity Action Plan (2013) states that the river itself has quite high nutrient levels whilst its floristic diversity is limited and has declined, it is still important for the movement of wildlife into the urban area. It is particularly important for otter and water vole and is also likely to be significant for bats. There may be opportunities for enhancement in this location prior to the rivers confluence with the River Ouse.</p> <p>Further evidence would be required to more fully determine impacts on biodiversity and therefore this site is scored as uncertain and potential negative.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>N/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>N/a</i> <p>Uncertainties</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The type of ecological interest is yet to be fully determined. The scale and residual effects of development are therefore also uncertain.
<p>9. Use land resources efficiently and safeguard their quality.</p>	<p>Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.</p>	<p>++</p>	<p>Likely Significant Effects</p> <p>This site is brownfield and located within the city centre which would help to re-use previously developed land. This would be a significant positive in the long-term for this objective.</p> <p>The site has been used for a range of purposes and there is therefore a risk of land contamination. Further ground investigations would be required to establish this.</p> <p>This site is scored as significantly positive due to the sites brownfield land status and the potential for regeneration to remediate any contamination on site.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A full ground conditions survey will be required. <p>Assumptions</p> <ul style="list-style-type: none"> The terms and outcomes of any survey will be in discussion with appropriate officers at CYC. <p>Uncertainties</p> <ul style="list-style-type: none"> Ground conditions are unknown without further investigation.
<p>10. Improve water efficiency and quality.</p>	<p>Conserve water resources and quality; Improve the quality of rivers and groundwaters.</p>	<p>-</p>	<p>An increase in population/occupation will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability strategy accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability strategy outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Given that the River Foss runs through the middle of this site and there are identified ecological benefits connected with this, any future proposals would need to ensure that there are no adverse effects to the river.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <p>Yorkshire draft Water Resources Management Plan (WRMP)(2013) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<p>Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and remediation phases is unknown.
<p>12. Improve air quality.</p>	<p>Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission</p>	<p>+ - - -</p>	<p>Likely Significant Effects</p> <p>The site is within the City Centre AQMA. Development in this location would need to ensure no adverse effects to air quality through its redevelopment. Redevelopment of this site may have a positive outcome for this given that it has existing access to facilities and sustainable transport provision within a short-distance enabling people to use alternatives to the car however redevelopment of unoccupied and derelict buildings is likely to increase overall population density in the city and place greater strain on transport capacity.</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour and the consequential impact on air quality. The infrastructure should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>infrastructure;</p> <p>Improve air quality in AQMAs and prevent new designations;</p> <p>Avoid locating development where it could negatively impact on air quality;</p> <p>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</p> <p>Promote sustainable and integrated transport network to minimise the use of the car.</p>	<p style="background-color: #90EE90;"> </p> <p style="background-color: #FF0000;"> </p>	<p>There are likely to be emissions relating to construction due to increased trips connected with HGVs and construction vehicles for the duration of the development. Given the scale of the site, this may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of occupants in the long-term.</p> <p>Overall development of this site could impact both positively and significantly negative on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i>
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<p>Reduce risk of flooding;</p> <p>Ensure development location and design does not negatively impact on flood risk;</p> <p>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</p>	<p style="background-color: #FF0000;">--</p>	<p>Likely Significant Effects</p> <p>This site incorporates high flood risk areas to the eastern side of the river (Flood zone 3a), medium risk (flood zone 2) along the banks of both the Foss and Ouse, with predominantly zone 1 to the western of the River Foss which is at very low risk. The SFRA (2013) sets out that suitable development for flood zone 3a includes some commercial uses as being water compatible in this location. Other uses may be subject to an exceptions test.</p> <p>Given that this is a brownfield site, surface water runoff rates for developments in this zone should be, where practicable, restricted to either existing run-off rates or would need to be based on 140 l/s/ha, in accordance with The Building Regulations 2007, Part H.3, with a reduction of 30% in runoff. A full Flood Risk Assessment for this development would be required to more fully understand the impacts of development on this site.</p> <p>The impact on this objective has been identified as significant negative due to the areas of high and medium flood risk, work is ongoing to identify drainage solutions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The development of the site would require mitigation for surface water.</i> • <i>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>Land use on the site is yet to be decided and therefore the impacts of the type of development is currently unknown.</i>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.	- ?	<p>Likely Significant Effects</p> <p>This site is adjacent to significant designated heritage assets which are important buildings/monuments with a high level of cultural and historical significance. These include Clifford's Tower (SAM), The Eye of York/ Castle Museum and Fairfax House (Grade 1 listed building). The city centre location for this site also means that there are other significant heritage assets within close proximity including medieval and 18th century buildings and it sits within a designated area of archaeological importance (AAI). The setting of these heritage assets will be important when considering any regeneration of the site. The HIA confirms that:</p> <p>There are views of Clifford's Tower from the corner of Piccadilly and Merchantgate and panoramic views from Clifford's Tower (including of the Minster) identified in York Historic Core Character Area Appraisal (YHCCAA Key View 15 and 16). There are also local views across the Eye of York area of Clifford's Tower and River Foss. Inappropriate development may restrict or remove existing views causing harm to the setting of area within the historic core. Where this may impact upon key views the threat becomes more significant. Opportunities from development of this site are also identified should regeneration reveal new views of the River Foss and the Castle area from Piccadilly.</p> <p>Inappropriate development may detract from the most significant buildings in the area. The buildings of highest significance in this area are protected through listing. However, re-development may have a detrimental impact on the setting of the listed buildings within and surrounding the site. It may also impact upon the Scheduled Area of the Castle or have a detrimental impact on the Core Conservation Area in general. Development should be sympathetic in scale and material to buildings of significance. Sympathetic styles, scale, material and appropriate layout of new builds required in relation to listed and scheduled monuments.</p> <p>Potential loss of 20th century buildings on Piccadilly will remove an element of the architectural legacy in this area. New buildings will add to legacy and there is therefore an 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>Archaeological investigations have revealed a wealth of features and deposits across this site dating from the Roman period to present day, in addition to the visible heritage assets in the area. There is the potential for further archaeological deposits to remain in undisturbed pockets of land across the site. This area is also York's most significant in terms of Anglian (potential) and Anglo- Scandinavian archaeology. Extensive remains of the settlement of Jorvik were excavated during the re-development of the Coppergate area (included within the boundary of this opportunity area). This provided the basis for one of York's biggest tourist attractions – The Jorvik Viking Centre. Any development in this area has the potential to have a negative impact upon archaeological deposits. Non-intrusive archaeological investigation and analysis of previous investigations should precede any archaeological excavation to assess the nature and significance of any archaeological deposits on site. Appropriate archaeological investigation such as trial trenching will be needed to assess the nature and significance of any archaeological deposits on site and inform mitigation strategies.</p> <p>On balance there is potential for this site to have significant negative effects. However, there are also opportunities to add to York's legacy and knowledge through regeneration of the site although this relies on masterplanning/archaeological excavations and is therefore uncertain. The site has therefore been scored both negative and uncertain effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • N/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a. <p>Uncertainties</p>

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SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<ul style="list-style-type: none"> Further analysis is required to understand the specific views into/out of the site. Further understanding of the archaeology of the site need to be undertaken prior to regeneration. Types of uses and their scale/massing are currently unknown.
<p>15. Protect and enhance York's natural and built landscape.</p>	<p>Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</p>	+	-	<p>Likely Significant Effects</p> <p>This area of the city offers a rich and diverse townscape of historic value. The Heritage Impact Assessment concludes that regeneration of this area has the potential to both harm and improve this urban landscape.</p> <p>The west side of the opportunity area offers significant heritage assets and landmark monuments as well as existing 20th century retail. There are small squares as the one created by the Coppergate centre and the much grander Eye of York. In contrast Piccadilly is a broad, generally straight street leading towards Parliament Street (centre of the city) from the Fishergate area outside of the city walls comprising primarily of retail frontages although one of its key features is the Grade 1 list Merchant Adventurers Hall. Whilst they are slightly different in character, the whole site offers a mixture of 20th century industrial and commercial buildings alongside medieval buildings, ancient monuments and 18th century civic buildings. The most historic of these buildings adjacent are listed and will therefore remain as part of any re-development. Inappropriately scaled buildings or poor architecture may threaten this element to urban form and large scale re-development may result in the loss of some of the rich townscape element.</p> <p>A number of opportunities for this area have been identified which may help enhance the landscape in comparison to the existing baseline:</p> <ul style="list-style-type: none"> Elements of the industrial past of this area could be represented in the new development; Opportunity to improve Piccadilly through tree-planting and public realm enhancement Opportunity to re-vamp the squares in this area in particular the one formed by the Coppergate centre. Opportunity to create new public space around Clifford's Tower. Opportunity to create good quality shop fronts to modern buildings. Opportunity to strengthen this element of urban form using strong architecture at the right scale. Re-development will enhance this commercial area of the city centre and bring it closer to the outlying residential areas of Walmgate. Redevelopment may have a positive impact on this character element as there is an opportunity to reveal the River Foss from Piccadilly and the Castle area. Opportunity to increase public access to the river. <p>On balance, there are likely to be both positive and negative effects through the regeneration of this character area.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p>

ST20: Castle Gateway

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The scale and type of effects will be determined through the masterplanning process and appropriate landscape strategy.

Summary

Significant positive effects have been identified against SA Objective 4 (jobs) as a result of the provision of short term and permanent jobs associated with this City Centre regeneration proposal. . Objective 6 (transport) was also recorded as a significant positive effect due to the available modes of sustainable transport which would support a reduction in car use, in addition to objective 9 (land use) as a result of the reuse of previously developed brownfield land. The regeneration of a brownfield site and the potential for its remediation (should it be contaminated) was assessed as a significant positive against Objective 9 (Land Use). In addition to the significant positive effect, an uncertain effect was also recorded against objective 9 (land use) due to the uncertainty relating to ground conditions as a result of known historic contamination. No significant negative effects have been identified.

A minor positive effect has been determined against objective 1 (housing) since residential development would be supported as part of a mixed use city centre development. However this positive affect is based upon a presumption that residential development will come forward as part of the proposals. Positive effects have also been identified against SA Objective 7 (climate change) due to the promotion of sustainable transport and anticipated inclusion of climate change mitigation measures. A minor negative effect has been recorded for objective 10 (water) as a result of the increased pressures on local water resources and potential effects on the River Foss, objective 11 (waste) due to increased waste generation from the development.

Objective 13 has been assessed as significant negative(flooding) due to areas of high and medium flood risk on site.

Objective 2 (health) has been assessed as a mixed minor positive and negative effect due to access to open space and outdoor activities and potential noise issues from commercial uses and traffic. A mixed effect was also identified for objective 12 (air quality) due to the expected uptake of sustainable transport benefiting local air quality and the potential impacts on the City Centre AQMA (which the site is within) and objective 15 (landscape) due to the benefits for compactness, however inappropriate development may threaten the rich townscape character around the site.

A mixed minor negative and uncertain effect was recorded for objective 14 (cultural heritage) due to potential impacts on the setting of heritage assets and the uncertain presence of archaeological features or deposits. A mixed negative and uncertain effect was recorded for objective 8 (biodiversity) due to the limited biodiversity anticipated on a brownfield site plus the uncertain effects on the nearby designated sites. The development of this site would need to accord with those green infrastructure policies contained with the draft Local Plan.

Key

Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

ST26: South of Airfield Business Park, Elvington

(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Allocation (site 948)	Alternative 1 (site 97)	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<p>Deliver homes to meet the needs of the population in terms of quantity, quality;</p> <p>Promote improvements to the existing and future housing stock;</p> <p>Locate sites in areas of known housing need;</p> <p>Deliver community facilities for the needs of the population;</p> <p>Deliver pitches required for Gypsies and Travellers and Showpeople.</p>	0	0	<p>Likely Significant Effects</p> <p>The site south of Elvington Airfield is identified as an employment allocation. As an employment site there are not expected to be any new dwellings on the development. This has therefore been assessed as having a neutral effect against this objective</p> <p>Mitigation</p> <p><i>n/a</i></p> <p>Assumptions</p> <p><i>n/a</i></p> <p>Uncertainties</p> <p><i>n/a</i></p>
<p>2. Improve the health and well-being of York's population.</p>	<p>Avoid locating development where environmental circumstances could negatively impact on people's health;</p> <p>Improve access to open space / multi-functional open space;</p> <p>Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p> <p>Provides or promotes safety and security for residents;</p> <p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>	-	-	<p>Likely Significant Effects</p> <p>The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>There is no access to doctors within 800m of the site although access to communities facilities may not be required as part of employment use.</p> <p>Provision of openspace is likely to be limited. It is anticipated however, that some amenity space included in the net:gross development ratio could be accommodated for the benefit of employees but this is uncertain.</p> <p>A geoenvironmental report produced on behalf of an application on the site has identified that Plots B, F and York Malling contain no significant hydrocarbon contamination and no sources of contamination were encountered. A programme of gas monitoring is underway and this will inform the preparation of a gas risk assessment report.</p> <p>In the short term, construction noise may cause temporary disturbance to the adjacent business park. This may be experienced for longer as a result of alternative in comparison to the allocation.</p> <p>It is anticipated that a minor negative effect will arise on this objective for both sites.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A noise assessment and strategy would be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>That the contaminated land assessment relates to the extent of land proposed for allocation.</i>

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(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Allocation (site 948)	Alternative 1 (site 97)	Commentary*
				Uncertainties <ul style="list-style-type: none"> n/a
3. Improve education, skills development and training for an effective workforce.	Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all.	+	+	Likely Significant Effects In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. It is reasonable to assume that alternative 1 may extend this into the long-term given it is for a large allocation. The level of training and skills development in associated industries would be dependent upon employment practices and market forces. There may also be longer term training opportunities available at the business on the completed development. It is therefore anticipated that there will be a minor positive effect on this objective. Mitigation n/a Assumptions n/a Uncertainties n/a
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy.	++	++	Likely Significant Effects The development is expected to generate around 360-1250 long term jobs, which would have a significant benefit for employment and economic growth. In comparison, alternative 1 could generate 1300-4100 jobs. Both of these sites would support business success with potentially greater effects as a result of alternative 1.. It is considered that the range of uses proposed for this site (B1b/B1c/B2/B8) will not detract from the city centre and may offer expansion to existing uses on the business park. Temporary construction jobs would also be generated as a result of the development of the site. It is reasonable to assume that alternative 1 may extend this into the long-term given it is for a large allocation. Both sites have been assessed as a significant positive effect. Mitigation n/a Assumptions n/a Uncertainties The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.

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(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Allocation (site 948)	Alternative 1 (site 97)	Commentary*
5. Help deliver equality and access to all.	<p>Address existing imbalances of equality, deprivation and exclusion across the city;</p> <p>Provide accessible services and facilities for the local population;</p> <p>Provide affordable housing to meet demand;</p> <p>Help reduce homelessness;</p> <p>Promote the safety and security for people and/or property.</p>	0	0	<p>Likely Significant Effects</p> <p>As the development is envisaged for industrial and distribution use there is not anticipated to be new services or facilities included in the development. As such, this has been determined as a neutral effect on this objective.</p> <p>Mitigation</p> <p>n/a</p> <p>Assumptions</p> <p>n/a</p> <p>Uncertainties</p> <p>n/a</p>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<p>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</p> <p>Deliver transport infrastructure which supports sustainable travel options;</p> <p>Promote sustainable forms of travel;</p> <p>Improve congestion.</p>	--	--	<p>Likely Significant Effects</p> <p>The size of the employment development is likely to generate additional car journeys and HGV movements, which could result in additional peak hour traffic follow onto the surrounding highway network. The effects would be greater for alternative 1 as it promotes a larger employment allocation and potentially for a greater number of new employees. Additional impacts on the road network would require consideration, particularly in relation to Elvington Lane which leads to the A64..</p> <p>There is no access to frequent or non-frequent bus routes in vicinity of this site. It is considered that there are limited public transport options to enable a modal shift enough to minimise use of the car. Pedestrian links and cycle routes are also limited.</p> <p>As such it is anticipated that there will be a reliance upon travelling to the site by private car.</p> <p>A significant negative effect is therefore anticipated for both sites given limited sustainable access and reliance on car trips. It is acknowledged that the potential for effects is likely to be greater as a result of alternative 1.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • A Travel Plan should be prepared for consideration as part of any planning application submission. • Opportunities to make the site and new buildings suitable for cyclists e.g. cycle stands and showers should be incorporated into the design. <p>Assumptions</p> <ul style="list-style-type: none"> • Improvements to the bus network do not improve over time. <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
7. To minimise greenhouse gases that cause climate change	<p>Reduce or mitigate greenhouse gas emissions from all sources;</p> <p>Plan or implement adaptation</p>	--	--	<p>Likely Significant Effects</p> <p>An increase in greenhouse gas emissions is anticipated during construction due to an increase in HGV movements, energy consumption for construction and the embodied carbon of materials.</p>

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(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Allocation (site 948)	Alternative 1 (site 97)	Commentary*
<p>and deliver a managed response to its effects.</p>	<p>measures for the likely effects of climate change;</p> <p>Provide and develop energy from renewable, low and zero carbon technologies;</p> <p>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</p> <p>Adhere to the principles of the energy hierarchy.</p>			<p>The size of the employment development may also generate additional car journeys which could result in additional peak hour traffic follow onto the surrounding highway network. The effects would be greater for alternative 1 as it promotes a larger employment allocation and potentially for a greater number of new employees. Additional impacts on the road network would require consideration, particularly in relation to Elvington Lane which leads to the A64. Additional impacts on the road network would require consideration.</p> <p>The location is identified as being remote from bus routes (both frequent and infrequent) and cycle paths. As such it is anticipated that there will be a reliance upon travelling to the site by private car.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. Development should use the BREEAM standards to achieve a high quality construction and sustainable outcome to minimise/offset effects.</p> <p>A significant negative effect is therefore anticipated for climate change given the remoteness of the site to sustainable transport and resultant need to travel by car.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A Travel Plan should be prepared for consideration as part of any planning application submission.</i> • <i>Opportunities to make the site and new buildings suitable for cyclists e.g. cycle stands and showers should be incorporated into the design.</i> • <i>Use BREEAM to ensure construction of buildings is high quality and sustainable.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Government standards for buildings will continue to apply.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of renewable energy feasible on site is uncertain.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of bio-diversity / geodiversity value;</p> <p>Improve connectivity of green</p>	-	-	<p>Likely Significant Effects</p> <p>The proposed development is located in proximity to Brinkworth Rush Site of Importance for Nature Conservation (SINCs). The promoter of the site has had an ecological survey undertaken which has identified that part of the SINC is of city-wide nature conservation importance for its species-rich neutral grassland and fen meadow.</p> <p>It is possible that construction may result in short term negative effects on the adjacent sites due to dust and noise disturbance, however it is assumed that this could be appropriately mitigated and would not likely be a permanent effect subject to occupation of the site.</p> <p>The site promoter has identified that a survey in 2008 recorded an exceptional population of great crested newts occurring within ponds surrounding the business park. An amphibian survey has identified that a license is likely to be required from Natural England to ensure that any development has no adverse effects upon the population of great crested newts. The survey recommends mitigation measures including the creation of ponds and terrestrial habitat to maintain and potentially enhance the population of great crested</p>

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(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Allocation (site 948)	Alternative 1 (site 97)	Commentary*
	<p>infrastructure and the natural environment; Provide opportunities for people to access the natural environment.</p>			<p>newts.</p> <p>A badger survey undertaken in 2005 identified that the nearest sett on site was remote from any development proposals. It is anticipated that this assessment will need to be updated to support any future planning application submission for the site.</p> <p>To the north of the site is Elvington Airfield which has two identified SINC's for grassland and is a SINC in its entirety designated for birds. Its value is both in its grasslands with its associated invert fauna and for birds, both breeding and overwintering. Curlew, Redshank, Snipe, Lapwing and Little Ringed Plover are all known to breed on or in very close proximity to the airfield and it has very high populations of breeding Skylark and Barn Owl. In winter large flocks of finches and larks are known to frequent the grassland and attract good numbers of raptors including peregrine, hobby, buzzard, short eared owl. Natural England considers that the species on site link to the Lower Derwent Valley SPA.</p> <p>Any development would need to identify the potential impact of the application site in light of the surrounding identified biodiversity which is identified as importance. Disturbance from people is likely to be limited given that it is proposed employment use.</p> <p>As such, a minor negative effect is anticipated for this objective for both sites..</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to maintain the integrity of the SINC appropriate buffering of the site is required. A Green Infrastructure Strategy should also take this into consideration.</i> <i>The phasing of the development should take account of lifecycles of key species on site and in the adjacent protected areas.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>That the mitigation measures identified within the amphibian survey are adopted.</i> <i>That there will be no direct or indirect effects upon existing or proposed nature conservation sites.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<p>Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient</p>	<p>--</p>	<p>--</p>	<p>Likely Significant Effects</p> <p>Both sites are grade 3 agricultural land, so development would result in the loss of versatile agricultural land. The larger alternative 1 would have greater effects in relation to this in comparison to the allocation. This would not support the reuse of previously developed land.</p> <p>No notable issues regarding land contamination are known for the site. An appropriate assessment of gas monitoring and any necessary mitigation would still be required.</p> <p>No effects on allotments or mineral resources are anticipated given the site is identified for employment use and not subject to provision of openspace policy.</p> <p>Both sites are expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p>

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(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Allocation (site 948)	Alternative 1 (site 97)	Commentary*
	use.			<ul style="list-style-type: none"> • <i>A gas risk assessment should be produced to support a planning application.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
10. Improve water efficiency and quality.	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	-	-	<p>Likely Significant Effects</p> <p>The development is not located in a groundwater Source Protection Zone or within 250 of any watercourses.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, both sites have been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>

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(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Allocation (site 948)	Alternative 1 (site 97)	Commentary*
11. Reduce waste generation and increase level of reuse and recycling.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	-	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency. Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>The businesses will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective for both site although it is acknowledged that the potential effects as result of alternative 1 could be greater.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and remediation phases is unknown.
12. Improve air quality.	Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in	-	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The closest AQMA is located over 500m away from the site, however this has the potential to be affected by the additional traffic generation from the completed development.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of the workforce in the long-term.</p> <p>There is a lack of sustainable travel options available to future occupiers of the employment site. In conjunction with Local Plan policies to promote sustainable transport, it is assumed that car use will be minimised where possible to reduce transport emissions.</p> <p>Overall a negative effect is anticipated for both sites due to the increase in construction emissions and lack of sustainable options..</p> <p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put

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(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Allocation (site 948)	Alternative 1 (site 97)	Commentary*
	areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car.			<p><i>in place.</i></p> <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs).	0	0	<p>Likely Significant Effects</p> <p>This development site is predominantly flood zone 1 which is an area of low flood risk. Surface water management will need to be considered. This site is a greenfield site and would require a run-off rate no higher than existing rates on site in accordance with the Strategic Flood Risk Assessment. This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose openspace to minimise further flood risk as a result of any development.</p> <p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site. The impact on this objective has been identified as positive given that there are no areas of high flood risk.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs. Ongoing flood risk management planning is undertaken and fed into the masterplan of the site. <p>Assumptions</p> <ul style="list-style-type: none"> The development of the site would require mitigation for surface water. Flood risk and surface water management is agreed with CYC and associated bodies, where applicable. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of	-	-	<p>Likely Significant Effects</p> <p>The impacts are likely to be the same both the allocation and alternative site. An archaeological assessment undertaken on behalf of the developer has concluded that the archaeological potential of the site is considered to be fairly low. However, based upon evidence from the surrounding area, it is possible that remains of prehistoric, Roman or medieval date may be present. Crop mark evidence has recorded the presence of boundaries and enclosures to the south of Elvington Airfield. These are likely to represent agricultural field systems dating to the late prehistoric to Roman periods.</p> <p>No ridge and furrow field systems are within the boundaries of the proposed development site.</p> <p>The archaeological report and HIA identifies that the site falls within the former Elvington Military Airfield used in World War Two and</p>

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(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Allocation (site 948)	Alternative 1 (site 97)	Commentary*
	the historic city as identified in the Heritage Topic Paper.			<p>during the Cold War.</p> <p>The HIA has identified that development could have a detrimental impact on any surviving archaeological deposits relating to the airfield or evidence of earlier activity. Accordingly both sites have been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
15. Protect and enhance York’s natural and built landscape.	<p>Preserve or enhance the landscape including areas of landscape value;</p> <p>Protect or enhance geologically important sites;</p> <p>Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper.</p>	-	-	<p>Likely Significant Effects</p> <p>Both site boundaries form part of an extension to an existing employment site, albeit lying outside of the existing site. Any development will therefore bring commercial development closer to existing farmsteads. Neither site are anticipated to have a significant impact on landscape in this location. The HIA has concluded a neutral to minor negative effect against this objective.</p> <p>Mitigation</p> <p><i>Landscape assessment and mitigating measures are required.</i></p> <p>Assumptions</p> <p><i>n/a</i></p> <p>Uncertainties</p> <p><i>n/a</i></p>

ST26: South of Airfield Business Park, Elvington

(Site ref: 948)

SA Objective	Sub-objective (Will the site...?):	Allocation (site 948)	Alternative 1 (site 97)	Commentary*
<p>Summary</p> <p>Allocation</p> <p>The proposed development has resulted in significant positive effects being recorded against Objective 4 (jobs) due to the potential for the site to deliver between 360-1250 long term jobs which would have a significant benefit for employment and economic growth.</p> <p>Significant negative effects have been identified against Objectives 6 (travel) and 7 (greenhouse gases) due to the lack of sustainable transport options available to access the site. The GIS assessment identified a lack of frequent and non-frequent bus services and no cycle lanes in proximity to the development site. In bring this site forward, the developers should produce a Sustainable Transport Plan.</p> <p>The development has been assessed as having a minor positive effect against Objectives 3 (education and training) during the construction period and future operation, although both opportunities will depend upon training opportunities promoted by employers.</p> <p>Negative effects has been assessed against Objective 2 (health) due to the lack of doctors and proximity to public open space (Wheldrake Wood is nearby there are no direct public rights of way to this site). A minor negative effect has also been assessed against Objective 8 (green infrastructure) due to the proximity to an existing SINC. Objective 10 (water efficiency) has been appraised as a minor negative effect due to the increase in water demand and consumption associated with new development. Objective 11 (waste) has also been assessed as a minor negative effect due to the increase in waste generation from construction and the occupants.</p> <p>In accordance with the findings of the HIA, Objectives 14 and 15 have been assessed as having a minor negative effect due to the low archaeological potential of the site.</p> <p>A neutral effect was identified on flood risk (objective 13) due to low flood risk subject to implementation of sustainable drainage techniques. Neutral effects were also identified for objective 1 and 5 given this is an employment site.</p> <p>Alternatives</p> <p>The alternative site boundary score the same as the allocation for all objectives. It is acknowledged however that the effects of this larger development may be greater than the allocation but these are not likely to be significantly different.</p>				

ST27: University of York Expansion

(Allocation Site Ref: 852)

Overall assumptions:

The extension to University of York's Campus East is allocated to provide a mixed use site incorporating employment floorspace for knowledge based businesses including research-led science park uses and other higher education and related uses in a parkland setting.

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 852)		Alternative 1 (site 904) Uni option 3		Alternative 2 (site 954) uni option 1		Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<p>Deliver homes to meet the needs of the population in terms of quantity, quality;</p> <p>Promote improvements to the existing and future housing stock;</p> <p>Locate sites in areas of known housing need;</p> <p>Deliver community facilities for the needs of the population;</p> <p>Deliver pitches required for Gypsies and Travellers and Showpeople.</p>	0	+	0	+	0	+	<p>Likely Significant Effects</p> <p>the expansion could also support education uses, including student accommodation, as part of the development. This may have benefits on the wider housing market as additional campus accommodation for a students may have positive benefits on family accommodation currently in this use.</p> <p>Campus accommodation is likely to be accompanied by additional facilities for the students and connect well to existing facilities on the campus.</p> <p>All of the sites have been projected to have a neutral to positive impact for meeting housing needs subject to the development of student accommodation on site.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
2. Improve the health and well-being of York's population.	<p>Avoid locating development where environmental circumstances could negatively impact on people's health;</p> <p>Improve access to open space / multi-functional open space;</p> <p>Promotes a healthier lifestyle through access</p>	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>All of the sites have access to existing open space and built sports, including at the University's sports centre adjacent to Campus East, which would help support the promotion of indoor and outdoor leisure activities and a healthier lifestyle for any new residents. Furthermore, policy for this site requires a parkland setting in line with the existing campus which would be positive in delivering additional openspace on campus.</p> <p>The inclusion of cycle and pedestrian routes to and within the development linking with the existing parkland setting would help to support an active lifestyle on-site.</p> <p>There is the potential for short and longer term noise disturbance and loss of amenity for existing receptors (residential and commercial) on Campus East as a result of construction. There would be an increase in HGV movements in all cases. Alternative 2 is likely to cause greater effects than the allocation or alternative 1 given that the development boundary extends the full length of the existing campus. However, the allocation and alternative 1 may expose new residents to road</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 852)		Alternative 1 (site 904) Uni option 3		Alternative 2 (site 954) uni option 1	Commentary*
	<p>to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p> <p>Provides or promotes safety and security for residents;</p> <p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>						<p>noise associated with the A64 as it brings the development boundary up to the highway. Buffering would be required to mitigate any effects. A noise assessment would be required to understand the effects and required mitigation as a result of development in this location.</p> <p>All of the sites are currently arable land and therefore land contamination is considered to be low risk.</p> <p>Healthcare facilities are located adjacent to the existing campus East within a minimum distance of 700m of the sites although across the other side of the campus. This would be positive for any new residents living on site.</p> <p>Overall this has been assessed as a mixed minor positive and negative effect against this objective for all sites. Effects as a result of the allocation and alternative 1 may incur greater effects however subject to exposure to noise in association with the A64.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Noise levels at the development should not exceed accepted levels. An assessment of the impact of vehicle noise would be required. Open space and pedestrian and cycle routes should be included in the development. <p>Assumptions</p> <ul style="list-style-type: none"> Buffering to the A64 would reduce impacts of noise on the expansion site. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of open space to be included in the development is uncertain.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<p>Provide good education and training opportunities for all;</p> <p>Support existing higher and further educational establishments for continued success;</p> <p>Provide good quality employment opportunities available to all.</p>	++		++		++	<p>Likely Significant Effects</p> <p>All of the site boundaries support an extended University of York Heslington east Campus. It is proposed for B1b which would support and potentially expand existing research functions in connection with the University and York Science Park. It is also proposed that it may be suitable for B1a, B2 and B8 where it fits for science park uses. In addition, this site would support expansion of university facilities, which would be positive for supporting the overall ambitions university in the long-term.</p> <p>In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. The level of training and skills development opportunities as a result of construction would be dependent upon market forces. There is also likely to be longer term training opportunities available as a result of expansion both of businesses uses and expanded university uses.</p> <p>There are no known nursery provisions within 800m of the development.</p> <p>All of the sites are anticipated to have significant positive effectiveness in relation to education and training.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 852)	Alternative 1 (site 904) Uni option 3	Alternative 2 (site 954) Uni option 1	Commentary*
					<ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of skill enhancement and employment opportunities is not certain.</i>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy.	++	++	++	<p>Likely Significant Effects</p> <p>The allocation is expected to generate 460-1800 long term jobs, which would have a significant benefit for employment and economic growth. This would also help support business success through the delivery of this site in conjunction with the delivery of the existing University of York and its Heslington East Campus. Across both the existing Campus East and Expansion site, 25 hectares of employment use would be supported. This would be significantly positive for supporting growth ambitions. There is also potential to expand existing research functions in connection with the University and York Science Park. It is also proposed that it may be suitable for other land use where it fits for science park uses. Furthermore, the site would support the future growth aspirations of the university overall. Similarly, alternative 2 would also support jobs and the university but greater effects may be promoted by alternative 1 given the increase in boundary size and ability to buffer environmental effects outside of the developable area.</p> <p>Initial economic evidence prepared by the site promoters states that this site would also help to deliver regional aspirations set out by the Leeds City Region and York, North Yorkshire and East Riding Local Enterprise Zones which both identify that the University of York is a regional asset “<i>with research and innovation strengths in new technologies and strong links with business</i>”. It is further considered that the allocation of additional land, specifically alternative 1, would help enable and ensure the delivery of 25ha of employment land already granted consent to help meet strategic employment requirements.</p> <p>There are several options for sustainable travel to the northern end and centre of the existing campus development, which mean that it is an accessible location and would promote low carbon commuting and travel. This includes frequent and non-frequent bus routes connecting to the city centre which may be able to link into the expansion site.</p> <p>As this is an out of town development area, the nature and scale of businesses at the site would need to be balanced with the needs of the city centre, to ensure that the development does not detract from the city centre uses. The impacts of this should be mitigated as the location exploits existing links with the university and science park in relation knowledge and research based business.</p> <p>Temporary construction jobs would also be generated as a result of the development of the site.</p> <p>All of the site boundaries have been assessed as a significant positive effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 852)		Alternative 1 (site 904) Uni option 3		Alternative 2 (site 954) Uni option 1		Commentary*
								Uncertainties <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
5. Help deliver equality and access to all.	Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property.	0	+	0	+	0	+	Likely Significant Effects Development on the expansion site includes business (B1b) uses, which is likely to have a neutral impact on this objective. However, the expansion could also support education uses, including student accommodation, as part of the development. This may have benefits on the wider housing market as additional campus accommodation for a students may have positive benefits on family accommodation currently in this use. Campus accommodation is likely to be accompanied by additional facilities for the students and connect well to existing facilities on the campus. All of the sites are therefore appraised to have neutral to positive effects depending on the uses built on the new expansion. Mitigation <ul style="list-style-type: none"> n/a Assumptions <ul style="list-style-type: none"> n/a Uncertainties <ul style="list-style-type: none"> n/a
6. Reduce the need to travel and deliver a sustainable integrated transport network.	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel;	+	-	+	-	+	-	Likely Significant Effects The site is highly accessible from sustainable modes of transport, including frequent and non-frequent bus routes adjacent to the northern boundary and the centre of the site. In addition, the site is within 400m of a Park and Ride stop site. There are cycle routes through the Campus and on adjacent roads. Any new cycle or pedestrian routes within the development should link up with existing routes to enhance access. The size of the employment development may generate additional car journeys which could result in additional peak hour traffic follow onto sections of the A1079 and other local roads.. Additional impacts on the strategic road network would require consideration by CYC/ Highways Agency. Access to this site is likely to need to be constrained by the same transport planning conditions under which the original planning consent was granted to minimise additional impact on the transport network. Should ST15 be taken forward, the opportunity is presented for a new interchange on the A64. There is potential to make use of this to increase accessibility to the expansion site. Further work would need to be undertaken to understand the

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 852)		Alternative 1 (site 904) Uni option 3		Alternative 2 (site 954) uni option 1		Commentary*
	Improve congestion.							<p>implication son the wider transport network.</p> <p>Initial transport planning undertaken on behalf of the site promoter has set out the following to encourage sustainable travel behaviour:</p> <ul style="list-style-type: none"> The extension site contains a perimeter access road which will be used to extend the existing Unibus and shuttle bus service to this part of the extended campus. Two points of crossing over the lake to provide connectivity for pedestrian and cycle movement. Business users are likely to be the highest generator of car trips. Proposed that organisations developing on campus should include sustainable transport planning as part of their tenure agreement. Car parking and car movements should remain limited on the site in line with the planning permission subject to further demonstrable evidence that this can increase without detrimental impact on the transport network; Monitoring of traffic movements need to be expanded to include the extension. <p>Further work is required to understand the full implications and viability of the sites in relation to transport and accessibility, However, all of the sites have been assessed as a mixed minor positive and negative effect on this objective recognising the potential of sustainable transport solutions to mitigate potential effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Further detailed transport assessment is required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Preliminary evidence prepared by the site promoter remains valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The uptake of sustainable transport to the development is not certain.</i>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>An increase in greenhouse gas emissions is anticipated during construction due to an increase in HGV movements, energy consumption for construction, and the embodied carbon of materials.</p> <p>Once occupied, an increase in energy consumption from the site is also expected to contribute to an increase in greenhouse gas emissions. Additional car-based journeys made by site users would also contribute to increased emissions in the longer term. Initial transport planning by site promoters states that business users are likely to be the highest generator of car trips. It is proposed that organisations developing on campus should include sustainable transport planning as part of their tenure agreement to minimise trips and therefore have a more positive effect on emissions. This may further be mitigated should other uses, aside from business, be utilised on the expansion site.</p> <p>There is also the potential to include renewable energy in the development such as solar power or ground source heat pumps and potentially district heating. The site should maximise the use of any renewable sources in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development and the application of BREEAM standards.</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 852)		Alternative 1 (site 904) Uni option 3		Alternative 2 (site 954) Uni option 1		Commentary*
	materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.							A mixed positive and negative effect is anticipated for all site boundaries for climate change. Mitigation <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. Assumptions <ul style="list-style-type: none"> n/a Uncertainties <ul style="list-style-type: none"> The impacts resulting from trip generation to the site are uncertain. The scale of renewable energy feasible on site is uncertain.
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	+	?	+	?	+	?	Likely Significant Effects There are no nationally designated nature conservation sites in close proximity to the site. There is however a Site of Interest for Nature Conservation (SINC) within 1500m of the sites perimeter; this is not likely to effected by development. The boundaries for all sites are not considered to have any ecological showstoppers. A phase 1 habitat should be undertaken to establish the ecological value of the extension area taking into account the mitigation implemented for Campus East. Further assessment of the lakes forming part of the park land setting may have particular ecological value. Initial ecological evidence prepared by the site promoter states that Heslington east has helped to increase ecology on this site. The EIA for the original consent indicated that only a limited variety of wildlife in this part of York which was confirmed through the Public Enquiry. It is likely that the number of species has increased since the lake and landform of Heslington East were created. It is considered likely that the extension could provide a net gain in ecology through changing the arable land into managed a parkland setting . As a result, all of the boundaries are appraised to have a minor positive effect. However, uncertainty is also recognised to acknowledge further work required. Mitigation <ul style="list-style-type: none"> A Phase 1 Habitat Survey is required to establish the ecological value of the site . Assumptions <ul style="list-style-type: none"> The EIA assumptions and conclusions for the original campus East consent remains valid. Uncertainties <ul style="list-style-type: none"> n/a
9. Use land resources efficiently and safeguard their quality.	Re-use previously developed land; Prevent pollution	- -		- -		- -		Likely Significant Effects This location is an area of grade 3 greenfield land, so its development would result in the loss of versatile agricultural land

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 852)	Alternative 1 (site 904) Uni option 3	Alternative 2 (site 954) Uni option 1	Commentary*
	<p>contaminating the land and remediate any existing contamination;</p> <p>Safeguard soil quality, including the best and most versatile agricultural land;</p> <p>Protect or enhance allotments;</p> <p>Safeguard mineral resources and encourage their efficient use.</p>				<p>and would not support the reuse of previously developed land.</p> <p>No notable issues regarding land contamination are known for the site. An appropriate assessment of ground conditions and any necessary mitigation would still be required.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>Development of any site in this location is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> Any identified ground contamination would be remediated prior to completion of the development. <p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain whether contamination is present on site.
<p>10. Improve water efficiency and quality.</p>	<p>Conserve water resources and quality;</p> <p>Improve the quality of rivers and groundwaters.</p>	-	-	-	<p>Likely Significant Effects</p> <p>The site is adjacent to the lakes associated with the existing parkland setting of the Campus. These are both for drainage use and have are likely to have become more important for ecology. There may be adverse effects in the short-term as a result of construction. Any business use will also need to ensure no adverse effects on the lake as a result of development and occupation.</p> <p>Industrial users on site have the potential to increase the demand on water resources, which may result in a negative effect on water quality.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 852)	Alternative 1 (site 904) Uni option 3	Alternative 2 (site 954) uni option 1	Commentary*
					and grey water systems. Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, all sites have been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures. Mitigation <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. Assumptions <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. Uncertainties <ul style="list-style-type: none"> n/a
11. Reduce waste generation and increase level of reuse and recycling.	Promote reduction, reuse, recovery and recycling of waste; Promote and increase resource efficiency.	-	-	-	Likely Significant Effects Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency. Waste should be managed according to the waste hierarchy as much as possible. The businesses and additional education facilities will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact. Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective. Mitigation <ul style="list-style-type: none"> <i>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</i> Assumptions <ul style="list-style-type: none"> n/a Uncertainties <ul style="list-style-type: none"> <i>The level of waste processed during the construction and any possible remediation is unknown.</i>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 852)	Alternative 1 (site 904) Uni option 3	Alternative 2 (site 954) Uni option 1	Commentary*
12. Improve air quality.	<p>Reduce all emissions to air from current activities;</p> <p>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</p> <p>Support the development of city wide low emission infrastructure;</p> <p>Improve air quality in AQMAs and prevent new designations;</p> <p>Avoid locating development where it could negatively impact on air quality;</p> <p>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</p> <p>Promote sustainable and integrated transport network to minimise the use of the car.</p>	-	-	--	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The closest AQMA is over 500m from the site. Deterioration of local air quality may occur due to extra vehicle journeys and potential congestion on the key routes into the city centre along the A1079 and A19 as a result of development. The impacts on the A64 on potential occupiers of the site need to be better established through an air quality assessment taking into consideration potential uses in the extension to the campus. It is accepted that air quality issues may decrease as distances increase from the road. Alternative 2 is likely to experience less effects than the allocation and alternative 1 given its buffer to the A64.</p> <p>Initial investigations by the site promoters suggests that mitigation will be required in relation to the A64, which is adjacent to the expansion site. A full air quality assessment will be required.</p> <p>All reasonable efforts to reduce emissions from the site must be made, including the promotion and incentivisation of low emissions vehicles and fuels. Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are provided to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall, the allocation and alternative 2 have been assessed as having a minor negative effect against this objective. It is recognised that allocation is likely to have greater effects given it partly borders the A64. However, alternative 1 has a larger boundary alongside the A64 and may therefore have more significant effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The traffic generation figures for the development should be reviewed and assessed against the thresholds for requiring air quality assessments.</i> <i>Low emission vehicles and fuels should be promoted and incentivised.</i> <i>The operation of electric buses from the site and Park and Ride should be explored.</i> <i>Completion of an Air Quality Assessment to identify suitable mitigation measures for the site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that the development will adhere to air quality policies in the Local Plan.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</i>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 852)		Alternative 1 (site 904) Uni option 3		Alternative 2 (site 954) Uni option 1		Commentary*
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs).	-	0	-	0	-	0	<p>Likely Significant Effects</p> <p>The extension to the campus is located in an area of predominantly flood zone 2 which is at a low risk of flooding, although there is a drain on the boundary edge, which is identified as flood zone 3a which would be of higher risk of flooding.</p> <p>Sustainable drainage systems (SUDs) should be incorporated into the development to help manage surface water flows and avoid contributing to flood risk. As a Greenfield site, runoff rates must not exceed existing rates on site..</p> <p>Initial evidence prepared by the site promoters states that there should be an extension to SuDs included on the existing campus site to attenuate some of the surface water from the extension. It is acknowledged that not all of the surface water drainage will enter the Heslington East Lake and that additional attenuation features will be required. Further mitigation will be required in line with the Strategic Flood Risk Assessment and Drainage Strategy.</p> <p>As a result of the low flood risk, this has been assessed as a neutral to minor negative effect</p> <p>Mitigation</p> <p><i>A Flood Risk Assessment is required to establish how the campus extension would impact on fluvial and pluvial flooding.</i></p> <p>Assumptions</p> <p><i>It is assumed that surface water management features will be incorporated into the development and there may be potential to extend the existing attenuation features.</i></p> <p>Uncertainties</p> <p><i>n/a</i></p>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.	-		-		-		<p>Likely Significant Effects</p> <p>Prehistoric-Romano-British settlement and activity is known across the adjacent existing campus site. The potential for archaeological remains on this site is high given the outcomes of archaeological investigations on the existing campus. A full desk based assessment would be required followed by an agreed programmes of non-intrusive and intrusive survey in agreement with City of York Council.</p> <p>Initial evidence provided by the site promoters indicates that there was substantial archaeological finds provided from the site at the northern end of the campus where it is higher ground. However, more recent archaeological investigation in the vicinity of the sports centre, has revealed very few interesting features.</p> <p>The campus and its extension do not include any listed buildings or heritage designations. However, the overall campus is within proximity of Heslington Village Conservation Area and a number of listed buildings within the village. As part of the existing campus, consideration for the setting of these designations were taken into account and any development to the south of the consented site should follow this approach. In comparison to alternatives, this site is set further away from Heslington Village which is positive in maintaining the setting of the conservation area.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general and particularly the setting of the city in this location. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 852)		Alternative 1 (site 904) Uni option 3		Alternative 2 (site 954) uni option 1		Commentary*
								<p>distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately a full landscape strategy is required to inform the development approach alongside to ensure change and harm is minimised.</p> <p>Given the potential for archaeological remains, all of the sites have been assessed as having a significant negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> It is important for the design to enhance particular elements of the strong urban form characteristic. Further setting, architectural and craftsmanship analysis and mitigation would be required. Physical archaeological assessment is required. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The scale and condition of archaeological and heritage assets present on site is uncertain. The quality of proposed architecture and craftsmanship for the residences is uncertain.
15. Protect and enhance York's natural and built landscape.	<p>Preserve or enhance the landscape including areas of landscape value;</p> <p>Protect or enhance geologically important sites;</p> <p>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</p>	-	--	-	--	-	--	<p>Likely Significant Effects</p> <p>The Heritage Topic Paper sets out within characteristic 6 that open space, including at York University, "all contribute to the matrix of culturally/recreationally evolved/ evolving accessible open spaces that have a strong relationship with the built environment". The Heritage Impact Assessment has identified that development of an extended campus has the potential to harm the rural setting of York as it forms part of the open countryside surrounding the city. Development would inevitably result in the loss of part of the rural setting of York between the new university campus and the A64 experienced predominantly from the A64; this is relevant for all sites. Although the existing new campus is sited to the north, the allocation and alternatives would all bring development close to the A64 and further change the experience of York's setting in this location. The site would need to be buffered on the eastern edge to push and screen the development back from the ring road may help to mitigate the rural setting and views from the ring road. The incorporation of significant green infrastructure to mitigate effects will be required. Alternative 2 already allows for this buffering but the buffers in relation to the allocation and alternative 1 is uncertain.</p> <p>Extension to the Campus is identified to only have a minor impact on the city's compactness as development already exists in this area and the campus is its own separate settlement. Low Lane provides the southern boundary for the campus at present which move towards the ring-road. Alternative 2 however, may impact on the adjacent Heslington village by bringing the development boundary closer. This may be offset through the implementation of planting and parkland setting.</p> <p>Initial work undertaken by the site promoters is relevant. The outcomes of this were that:</p> <ul style="list-style-type: none"> The historic character and setting of this area originally included the now built new university campus to retain the rural setting of the city. There are views towards the Minster and Heslington village. The village has a well-defined southern edge and the spire

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 852)		Alternative 1 (site 904) Uni option 3	Alternative 2 (site 954) Uni option 1	Commentary*
						<p>acts as a focal point</p> <ul style="list-style-type: none"> The new university campus is emerging as a strong feature on the landscape when looking northwards. To the northwest there are clear views across open countryside toward Heslington Village. This characterised by a winding lane, strong field boundary hedges, mature scattered field boundary trees, arable farmland and the brick and tiled edge of the village It is important to safeguard the impression of the historic city situated within a rural setting for views from the south and carefully define the boundary to any campus extension. The new campus has a strong parkland setting <p>Preliminary landscape principles set out in an assessment of visual effects by the site promoter recommended the following landscape principles:</p> <ul style="list-style-type: none"> Retention of mature hedgerow trees along Low Lane, Green Lane and throughout the development wherever possible, these are important features of the landscape and provide considerable screening function in summer months as well as helping to mitigate the elevations of building massing in views from the south. The value of retained trees on Heslington East demonstrates that careful retention and protection is very valuable especially during early establishment. Retention of mature field boundary trees where possible particularly those associated with the hedgerows along the Public Bridleway linking Low Lane to Grange Farm (Green Lane). Extension of the green wedges (Eastern, Central and Western Vistas) to any development south of the lake. These do not necessarily need to extend to the A64 boundary but could terminate within the development. Provision of a strong woodland southern boundary providing separation between the A64 and the campus extension, this could extend the amenity grassland woodland approach established for Kimberlow Hill and northern amenity zone. Provide screen mounding and tree planting along the south eastern boundary with the A64. Noise mitigation will be important. <p>In urban design terms it is desirable to bring some development north of Low Lane and along the lake side, in some areas, ensuring connectivity with the campus to the north and utilising the potential for well placed, high quality campus buildings as illustrated by Rob Cooke Hub.</p> <p>The campus extension development may need further flood alleviation measures e.g. swales, these would need to be carefully included in future master planning and could become successful elements of the landscape as illustrated by Heslington East.</p> <p>Careful lighting design to mitigate the effects of lighting when viewed from the wider landscape and A64 corridor.</p> <p>Any potential road junction associated with or crossing the A64 e.g. associated with Land West of Elvington Lane (i.e. ST15) needs to be very carefully integrated with the proposals including planting and landform design.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately a full landscape strategy is required to inform the development approach alongside to ensure change and harm is minimised.</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation (site 852)		Alternative 1 (site 904) Uni option 3		Alternative 2 (site 954) Uni option 1	Commentary*
							<p>On balance all of the sites are assessed to have a minor to significant negative effect in this location subject to the implementation of mitigation including both high quality built and natural landscapes. The scale of effect will depend upon the mitigation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Full landscape strategy is required across the site to complement the existing park land campus and mitigation visual impacts from the A64.. <p>Assumptions</p> <ul style="list-style-type: none"> Evidence undertaken by the site promoter remains valid. <p>Uncertainties</p> <ul style="list-style-type: none"> The size of landscape buffer to be implemented for the allocation and alternative 1 are unknown.
<p>Summary</p> <p>A significant positive effect was identified for objective 4 (jobs and economy) due to the generation of short term construction jobs and long term employment opportunities on the development. A significant positive effect recorded against objective 3 (education and training) due to the potential for university uses on the expansion site and enhancement of trade skills and the potential for training opportunities on the development. Objective 9 (land use) has been assessed as having a significant negative effect due to the loss of Greenfield agricultural land. Objective 15 (landscape) was assessed as having mixed minor /significant negative effects due to the visibility of the location and potential setting of Heslington village.</p> <p>A minor negative effect was also recorded against objective 6 due to the anticipated peak time congestion on the A19. Objective 14 (cultural heritage) was also determined as having minor negative effects due to the potential for archaeological features on site and the potential for detrimental effects on local character and setting. A minor negative effect was recorded against objective 10 (water) due to the potential deterioration of local water quality as a result of increased demand, objective 11 (waste) as a result of the increased waste generation and objective 12 (air quality) due to local congestion causing a potential decline in air quality. Objective 8 (biodiversity) was assessed as having a minor positive effect due to the limited ecology originally on site. A minor positive was also given to objective 13 due to the low flood risk on site.</p> <p>A mixed neutral to minor positive was identified for objective 1 (housing) and objective 5 (equality) based on the potential of the expansion site to have new student accommodation. A mixed minor positive and negative effect was determined against objective 2 (health) due to the access to open space from the development and the potential noise impacts from the site on adjacent receptors. objective 7 (greenhouse gases) due to the potential to increase renewable energy generation on site and the increase in greenhouse gas emissions as a result of the development. A mixed minor positive and negative effect was also recorded for objective 6 (transport) due to the sustainable travel opportunities from the site alongside the implications on congestion..</p> <p>There are uncertainties over the level and type of open space and renewable energy generation to be included in the development, the number of construction jobs to be generated and the condition of archaeological features on site. Also the scale of potential archaeological deposits on this site are unknown. There is also uncertainty for biodiversity based upon whether this has increased on site as a result of the existing campus parkland/lakes.</p> <p>Alternatives</p> <p>Both alternative boundaries score the same as the allocation boundary with the exception of objective 12 (air quality). This is because Alternative 1 borders the A64 up to the carriageway to a greater extent than the allocation and therefore may have more detrimental effects arising associated with proximity to this highway and thus has been scored to have minor to significant negative effects. Although the boundaries have scored the same, it should be acknowledged that the effects of alternative 1 and the allocation are more uncertain given that the boundaries border the A64 and no defined buffer is allowed for. It is also acknowledged that the extent of alternative 2 may also have more adverse effect on the existing Campus and nearby Heslington village as the boundary wraps around the existing campus on the south side of the lake bringing the development slightly closer to the village.</p>							

Key

Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

ST31: Land at Tadcaster Road, Copmanthorpe

(Allocation Site ref: 185)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople.	++	<p>Likely Significant Effects</p> <p>The development of this site is estimated to produce 158 residential dwellings. This would be a significant expansion of Copmanthorpe village. As the site is greenfield, it is expected to provide 30% of this total as affordable units in order to comply with the proposed Affordable Housing Policy (H10) within the Local Plan. This equates to a minimum number of 47 affordable dwellings.</p> <p>It will be important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created.</p> <p>There is good provision of local facilities in Copmanthorpe village that are within 800m including a primary school and convenience shop. Development may support the viability of the facilities in the long-term.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should include the provision of facilities to ensure the population is provided for.</i> • <i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i> • <i>Number of facilities available in the future will be dependent upon masterplanning.</i>
2. Improve the health and well-being of York's population.	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle	- 0	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community and health facilities, consideration for green infrastructure and sustainable travel modes commensurate to the local population.</p> <p>There is openspace accessible within the village although the Ward of Copmanthorpe has openspace deficiencies. Further openspace will be required as part of this development to ensure local recreational space.</p> <p>There are existing cycle and pedestrian paths into the city centre from this site. Within proximity there is also a park and ride offering frequent bus service into the city.</p>

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(Allocation Site ref: 185)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>though access to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p> <p>Provides or promotes safety and security for residents;</p> <p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>		<p>Preliminary evidence indicates that air quality in Copmanthorpe is currently good. The site is adjacent to the A64 albeit lower in topography. As a result, there may impacts in relation to air quality and noise. Assessment of both are required to understand the mitigation requirements on site.</p> <p>On balance, impacts on this objective are likely to be a neutral to minor negative due to concerns around noise and ground pollution, poor immediate access to healthcare facilities and poor cycle links. The scale of impact will be dependent upon mitigation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The strategies for air quality and noise remediation should be implemented accordingly.</i> <i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Preliminary investigations on the site for air quality and noise will be remediated through agreed strategies with the Council and Environment Agency.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i> <i>The level and type of open space will be subject to masterplanning.</i>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<p>Provide good education and training opportunities for all;</p> <p>Support existing higher and further educational establishments for continued success;</p> <p>Provide good quality employment opportunities available to all.</p>	<p>+ ?</p>	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place to avoid increased pressure on existing facilities. There is a primary school and nursery within 800m of the site. There are however, no secondary schools; travel to secondary education would be required. In close proximity if also York College offering higher education.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development.</p> <p>Currently, the effects of this are assessed as potentially positive but uncertainty regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Educational capacity should be planned in advance and phased accordingly to ensure facilities can accommodate students arising from the new development and to ensure undue pressure is not put on existing educational facilities.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Educational capacity is agreed in conjunction with the Council.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i>

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(Allocation Site ref: 185)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<p>Help deliver conditions for business success and investment;</p> <p>Deliver a flexible and relevant workforce for the future;</p> <p>Deliver and promote stable economic growth;</p> <p>Enhance the city centre and its opportunities for business and leisure;</p> <p>Provide the appropriate infrastructure for economic growth;</p> <p>Support existing employment drivers;</p> <p>Promote a low carbon economy.</p>	+	<p>Likely Significant Effects</p> <p>Whilst employment is not the key land use for this site, the new residents arising from the development will increase viability of the small number of businesses in Copmanthorpe village. Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy.</p> <p>On the whole this site is likely to have a positive short term direct effect and long-term indirect permanent effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
5. Help deliver equality and access to all.	<p>Address existing imbalances of equality, deprivation and exclusion across the city;</p> <p>Provide accessible services and facilities for the local population;</p> <p>Provide affordable housing to meet demand;</p> <p>Help reduce homelessness;</p> <p>Promote the safety and security for people and/or property.</p>	+	<p>Likely Significant Effects</p> <p>Based upon the proposed affordable housing policy, the site would have a target to provide a minimum of 30% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>Provision of existing services and facilities in Copmanthorpe are likely to be sufficient in the short-term. However it would be necessary to ensure that increased pressure does not overwhelm the existing facilities but may help them remain viable in the long-term. Any new provision should be within 800m of the site to make them accessible by walking.</p> <p>Overall this site has been assessed as having a positive impact on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i>
6. Reduce the need to travel and deliver a sustainable	Deliver development where it is accessible by public transport, walking and cycling to minimise	+ -	<p>Likely Significant Effects</p> <p>The development should aim to minimise car trips and promote sustainable modes of transport.</p>

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(Allocation Site ref: 185)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
integrated transport network.	<p>the use of the car;</p> <p>Deliver transport infrastructure which supports sustainable travel options;</p> <p>Promote sustainable forms of travel;</p> <p>Improve congestion.</p>	<p style="text-align: center;">+</p>	<p>There are pedestrian paths and cycle route allowing for connectivity towards the city centre. Also within distance is a park and ride offering a frequent bus service to the city centre. The village is currently served by a bus route running between Leeds, York and the North Yorkshire coast. There is a frequent bus route within 400m of site, but may need to introduce new bus stops to keep maximum walking distance to bus stops within 400m.</p> <p>The village location means that car trips are likely to increase from this location. For the majority of employment opportunities and retail, travel will be required to elsewhere in the city.</p> <p>A transport assessment and subsequent travel plan would need to focus on the potential to integrate the site with the surrounding area, particularly for walking and cycle journeys to the local facilities and encouraging greater use of public transport for journeys further afield to minimise the number of car trips generated.</p> <p>On balance, it is likely that this site could have both a minor positive and minor negative impacts on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The existing transport routes can be linked into the new development.</i> <i>That the existing bus services continue into the future.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of congestion as result of this development as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<p>Reduce or mitigate greenhouse gas emissions from all sources;</p> <p>Plan or implement adaptation measures for the likely effects of climate change;</p> <p>Provide and develop energy from renewable, low and zero carbon technologies;</p> <p>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</p> <p>Adhere to the principles of the energy hierarchy.</p>	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction applied on Strategic Sites should help to ensure that new development minimises emissions. This site could contribute as its size would enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>Any masterplanning of the site should help to maximise the opportunities for using renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>Overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. However it is inevitable that the level of emissions from the construction and occupation of the site will have some negative impact. Ultimately the significance of the impact will depend upon masterplanning and implementation.</p>

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			<p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations (as updated) to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site. The scale of effects as a consequence of residents is unknown.
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of biodiversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>	-	<p>Likely Significant Effects</p> <p>The site does not include any nature conservation designations but is adjacent to the a Site of Local Interest for Nature Conservation and within 250m of Askham Bogg SSSI at its closest point.</p> <p>Askham Bogg is the remnant of a valley-mire which formed between two ridges of glacial moraine in the Vale of York just southwest of the City. Base-rich ground-water draining the moraines has led to the development of a rich-fen community which demonstrates stages in serial succession to fen woodland. In the central areas there is a poor-fen community, thought to represent incipient raised-bog, where vegetation has grown above the influence of the ground-water and conditions have become acidic through the leaching action of rain-water and the growth of bog mosses Sphagnum spp. It is particularly vulnerable to human interaction and changes in hydrological regime.</p> <p>Natural England has advised that although Askham Bogg is within proximity, it is likely to have limited impact on the Bogg given the topography of the land. Development in this location is therefore likely to have limited impact on the hydrological regime. However, hydrological assessment including consideration for the impact on Askham Bogg should be taken into consideration.</p> <p>It is anticipated that given this is arable land at present, there is likely to be limited interest. However, there are known wet areas and ponds on site with the potential for Great Crested Newts. A Phase 1 habitat survey will also be required on site to understand the biodiversity value of the site.</p> <p>Overall, this site has been scored as having a potentially minor negative effect on this objective and requires further assessment, particularly in relation to hydrology and Askham Bogg.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Comprehensive evidence base is required to determine ecological issues in detail and potential mitigation strategy. <p>Assumptions</p> <ul style="list-style-type: none"> The biodiversity value of brownfield land is less than that of greenfield sites. <p>Uncertainties</p> <ul style="list-style-type: none"> The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.
9. Use land resources efficiently and safeguard their	<p>Re-use previously developed land;</p> <p>Prevent pollution contaminating</p>	--	<p>Likely Significant Effects</p> <p>This is site is Greenfield land currently in use for agriculture. The majority of the site represents a loss of agricultural land.</p> <p>The site is not anticipated to have contamination issues. It will not have an impact on allotments in the area.</p>

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(Allocation Site ref: 185)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
quality.	the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.		Overall this site is identified to have a significantly negative effects representing loss of agricultural land. Mitigation <ul style="list-style-type: none"> • n/a. Assumptions <ul style="list-style-type: none"> • n/a. Uncertainties <ul style="list-style-type: none"> • n/a
10. Improve water efficiency and quality.	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	-	Likely Significant Effects The site is not located within a Source Protection Zone. The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption. An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water’s Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water’s area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective. The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems. Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures. Mitigation <ul style="list-style-type: none"> • Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. Assumptions <ul style="list-style-type: none"> • Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. Uncertainties <ul style="list-style-type: none"> • n/a

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(Allocation Site ref: 185)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
11. Reduce waste generation and increase level of reuse and recycling.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of waste processed during the construction and remediation phases is unknown.</i>
12. Improve air quality.	Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to	-	<p>Likely Significant Effects</p> <p>There are no AQMAs adjacent to this site. Current air quality monitoring identified that the air quality in Copmanthorpe is good and below identified health limits. However, given the proximity of the A64 and the potential for increased congestion/ traffic flows associated with both construction and operational traffic, air quality levels should be monitored and managed as there are potentially cumulative air quality implications.</p> <p>There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery. A full air quality impact assessment that considers impacts from increased traffic in conjunction with any emissions from the neighbouring industrial estate is therefore likely to be required.</p> <p>Furthermore, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of</i>

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(Allocation Site ref: 185)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	minimise the use of the car.		<p><i>the site.</i></p> <ul style="list-style-type: none"> <i>Impact of the industrial estate on local air quality</i>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<p>Reduce risk of flooding;</p> <p>Ensure development location and design does not negatively impact on flood risk;</p> <p>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</p>	0	<p>Likely Significant Effects</p> <p>This development is located within Flood Zone 1 accordingly to CYC's Strategic Flood Risk Assessment (2014), which is not a high risk flood zone. Surface water flooding is an identified issue within York. The scale of the development should allow for the incorporation of mitigation techniques for the management of surface water flooding such as sustainable drainage (SuDS). Given that this is a brownfield site, it will need to ensure that the run-off rates do not exceed 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). The details of this would need to be designed in to any masterplanning of the site.</p> <p>The site has been assessed as having a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SuDS.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The development of the site would require mitigation for surface water and that the site remains in flood zone</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<p>Promote or enhance local culture;</p> <p>Preserve or enhance designated and non-designated heritage assets and their setting;</p> <p>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</p>	- 0	<p>Likely Significant Effects</p> <p>The site does not contain any historic assets or listed buildings but is within proximity of Copmanthorpe Conservation Area.</p> <p>The Heritage Impact Assessment identified that architectural design is important in this location. Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York. There is an opportunity to create well designed housing 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. Buildings need to be at an appropriate scale taking into account surrounding structures. Development with inappropriate scale or low quality architecture/craftsmanship may have a negative impact on the Conservation Area of Copmanthorpe.</p> <p>The HIA also identified that appropriate archaeological mitigation strategies should be undertaken as part of the planning process. This will include a desk based assessment to establish the extent of disturbance on site and identify any areas which may retain archaeological potential. Some level of disturbance through archaeological evaluation will be unavoidable.</p> <p>On balance, development of this site has been identified as having a potentially neutral to minor negative impact on the historic environment. The impacts identified will be better understood following further evidence gathering and masterplanning.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Masterplanning needs to consider the proximity to and subsequent relationship with Wheldrake Conservation Area to ensure that development does not have any negative impacts. Further analysis is required.</i> <i>Archaeology and landscape assessments are required to understand significance and mitigation required. The outcomes of this should be fed into masterplanning.</i> <p>Assumptions</p>

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(Allocation Site ref: 185)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</i>
<p>15. Protect and enhance York's natural and built landscape.</p>	<p>Preserve or enhance the landscape including areas of landscape value;</p> <p>Protect or enhance geologically important sites;</p> <p>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>This site is located on a triangular parcel of land on entry to the village between Tadcaster Road and the railway line. Views over the site from the A64 and across the site upon entry to the village lead into surrounding countryside towards Bishopthorpe and towards the current village boundary.</p> <p>The HIA identified that this would represent a loss of open countryside adjacent to the A64 which may have minor harm on rural setting. Development would have a detrimental impact on the separation between Copmanthorpe and the urban fringe by reducing space between the village and the main urban area of York. The loss of open fields between the northeast boundary and the A64 would reduce a distinct residential/arable relationship, and increase the association with the A64 and development within the ring road such as the Askham Bar park and ride. Furthermore, the topography of the site rising up the existing village boundary would be visibly bringing development closer into view.</p> <p>In order to mitigate this, the HIA suggests that the site retain a substantial degree of foreground openness and recreate a generous treed edge to the village with stand-alone oaks with space to achieve their full potential. Loss of distance (in views), physical separation, and topography are difficult to mitigate as introducing dense planting along the Tadcaster Road could provide screening but would diminish the rural context of the village. A Landscape Strategy would be required to implement appropriate mitigation.</p> <p>Initial evidence submitted by the site promoter considers the site is relatively visually contained and is only locally visible, adjacent to the more elevated Copmanthorpe residential edge, from the A64(T) and Tadcaster Road as they pass the site. The site and Copmanthorpe are severed from the gap between the A64 and Bishopthorpe by the intervening East Coast Mainline. Development of the site would reflect the existing settlement pattern and maintain the identity of Copmanthorpe. It would be contained by the surrounding transport infrastructure and woodland that provide physical containment and separation. It is considered that the site would not separate the character and identity of Bishopthorpe to the east and the City of York to the north would remain unaffected. This evidence was supported by additional work produced as part of the neighbourhood plan for Copmanthorpe.</p> <p>Detailed information on architectural proposals is required to further assess impact on architectural complexity characteristic. Architectural design should be sympathetic to the adjacent Conservation Area and of high quality/ craftsmanship.</p> <p>On balance this site is considered to have potentially minor negative effects on landscape.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Evidence submitted by the site promoter and as part of the emerging Neighbourhood Plan remains valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i>

ST31: Land at Tadcaster Road, Copmanthorpe

(Allocation Site ref: 185)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
Summary			
<p>A significant positive effect has been recorded against objective 1 (housing) due to the provision of new dwellings. Objective 9 is assessed as a significant negative effect as development of this greenfield site will mean the loss of agricultural land.</p> <p>Objective 4 is a minor positive because of the small number of construction jobs and probably boost to existing local shops. Objective 5 has also been assessed as a minor positive effect due to the provision of affordable housing and good provision of local services/facilities. Objectives 10, 11 and 12 are assessed as minor negative effects because development will have an impact on water consumption, waste arisings and potentially air quality. Though all of these impacts can be mitigated to some extent it is unlikely that water quality, the volume of waste generated or air quality will improve during construction or later occupation. Objective 8 was assessed as minor negative effect due to potential detrimental impact on nearby designated nature conservation sites. Effects on landscape are also assessed as having minor negative effects primarily due to visibility of new development to the urban fringe of York..</p> <p>Objective 7 is both minor positive and minor negative because whilst emissions during construction and occupation can be minimised through the delivery of a low-carbon construction/energy generation strategy but the extent to which they are successfully minimised is set to be determined through masterplanning and implementation. Objective 6 is both minor positive and minor negative as the site has good pedestrian links to the centre of Copmanthorpe village and has a non frequent bus service.. Objective 3 has been assessed as both a minor positive and minor negative because construction could support a small amount of job training and increases in residential density may allow some existing services/facilities to expand but education capacity is yet to be established.</p> <p>Objective 2 (health) and Objective 14 is assessed as minor negative / neutral effect as it is considered design the development will be important and there are limited health facilities within proximity.</p> <p>Objective 13 is identified as neutral because the site is located in flood zone 1 and any drainage issues can be mitigated through SuDS.</p>			

Key

Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

ST32: Hungate
(Allocation Site ref: 929)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople.	+++	<p>Likely Significant Effects</p> <p>This is a 4.6 hectare site lying on the edge of the business and retail core of the city centre. The site has planning approval for a mix of high quality office, retail and residential uses; the first of 6 phases has been completed, comprising of 168 apartments and Phase 2, comprising of a further 195 apartments is nearing completion. When complete this site will provide around 1,050 residential dwellings.</p> <p>This is a significant re-development of Brownfield land within the city that has the potential to provide a new community and respond to mixed needs. In meeting this, it will be important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. As the site is Brownfield land it is expected that 20% of this total will be affordable units in order to comply with the proposed Affordable Housing Policy (H10) within the Local Plan, this equates to a minimum number of 210 affordable dwellings which would be a significantly positive contribution to meeting the city's housing needs</p> <p>The site is well served for services/facilities and the city centre location provides good transport links for travel further afield.</p> <p>This site has been assessed as having a significant positive effect on this objective.</p> <p>Mitigation</p> <p><i>Assessment of access to facilities and services should be undertaken prior to site delivery to understand requirements arising from masterplanning. Phasing of development should include the provision of facilities to ensure the population is provided for, where applicable.</i></p> <p><i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i></p> <p>Assumptions</p> <p>n/a</p> <p>Uncertainties</p> <p><i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i></p> <p><i>Number of facilities available in the future and future requirements dependent upon masterplanning.</i></p>
2. Improve the health and well-being of York's population.	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health.	+ -	<p>Likely Significant Effects</p> <p>The re-development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The site is within the city centre Air Quality Management Area which may have adverse effects on peoples health should air quality deteriorate..</p> <p>There is access to healthcare facilities with 800m. Given the timescale for delivery, an assessment of accessible services and facilities should be undertaken to inform whether further facilities are required to enable local access for new residents and undue pressure is not put on existing facilities.</p> <p>This development should support walking and cycling both around and through the site given its proximity to the city centre. It should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities.</p> <p>Access to green space is limited with the city walls and riverside walks the only local options, Dean's Park falls within 800m of some parts of the site.</p> <p>The impact on this objective has been assessed as a minor positive and minor negative in relation to potential impacts as a result of air quality..</p> <p>Mitigation</p> <p><i>The strategies for contamination and noise remediation should be implemented accordingly.</i></p>

ST32: Hungate
(Allocation Site ref: 929)

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p><i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i></p> <p>Assumptions <i>Facilities, services and transport routes remain in the long-term.</i></p> <p>Uncertainties <i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i> <i>The level and type of open space will be subject to masterplanning.</i></p>
3. Improve education, skills development and training for an effective workforce.	Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all.	+	-	<p>Likely Significant Effects</p> <p>Jobs created would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development.</p> <p>The scale of the development may require extension of local services and shopping facilities, which would provide opportunities for a small numbers of local jobs and potentially also providing some local training opportunities.</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. There is good provision of nurseries locally and there is one primary school within the recognised 800m but no secondary school nearby so this would likely require students to travel. York St John University accommodation and campus buildings are nearby.</p> <p>Currently, the effects of this are assessed as potentially minor positive because of the potential training opportunities in the long-term during construction but also minor negative in relation to future educational capacity.</p> <p>Mitigation <i>Educational capacity should be planning in advance to enable any necessary schooling facilities to be planned into any masterplan and phased accordingly to adequately accommodate students arising from the new development and to ensure undue pressure is not put on existing educational facilities.</i></p> <p>Assumptions <i>Educational capacity is agreed in conjunction with the Council.</i></p> <p>Uncertainties <i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i></p>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure;	++		<p>Likely Significant Effects</p> <p>Phase 1, which has already been completed, included the Hiscox Scheme which incorporates 10,400sqm of B1a office space. The creation of further commercial space for the city centre will support a high number of jobs in the long term.</p> <p>Construction and trade jobs are supported in the short and medium term.</p> <p>Increased residential density will likely improve the viability of local services/facilities and they may be required to expand long term.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's city centre location.</p> <p>This site is therefore likely to have a significant positive effect on this objective.</p> <p>Mitigation</p>

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(Allocation Site ref: 929)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy.		<i>n/a</i> Assumptions <i>Local facilities remain open in the long-term.</i> Uncertainties <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
5. Help deliver equality and access to all.	Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property.	+++	Likely Significant Effects The site has good access to service/facilities locally with two large supermarkets within 800m and other services towards Piccadilly / the city centre. The site is well served by frequent bus routes should travel further afield be required. The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide a minimum of 20% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation. Given the timescale for delivery calculations for affordable housing should be informed by up-to-date evidence prior to development. The site has access to cycle and pedestrian routes as well as frequent transport along The Stonebow. Although distances will vary across the site and providing these routes continue into the future, access to the site should be available without use of the car. Overall this site has been assessed as having a potentially significant positive impact on this objective in the long-term with uncertainty in relation to the requirement for access to facilities and transport in the future. Mitigation <i>n/a</i> Assumptions <i>Further assessment of facilities and services prior to the site coming forward identify continuing access to existing facilities.</i> Uncertainties <i>The future baseline position in relation to access to/provision of services, facilities and transport routes.</i> <i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion.	+ + --	Likely Significant Effects The development should aim to minimise car trips and promote sustainable modes of transport. Given its proximity the City Centre shops/facilities non-car modes of transport should be an attractive alternative which will help to minimise car born trips as a result of development. There are good existing pedestrian and cycle networks linking to the city centre that re-development should seek to promote. There are frequent bus services as buses from the city centre to the Monks Cross Park and Ride run along Stonebow. During rush-hour traffic into the city centre can be an issue on the inner ring road at the end Peasholme Green/ Foss Islands Road. Further development in this location is likely to exacerbate congestion and negatively impact on car journey time. Further detailed modelling is required to the potential implications of the site. As the site currently has good transport links but is located in an area of congestion, it has been assessed that, on balance, development could have both a significantly positive and significantly negative effect.

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(Allocation Site ref: 929)

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>Mitigation <i>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i></p> <p>Assumptions <i>The existing transport routes can be linked into the new development.</i> <i>That the existing bus services continue into the future.</i></p> <p>Uncertainties <i>The level of congestion as result of this development as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i> <i>The future baseline in relation to traffic movements and congestion.</i></p>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<p>Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.</p>	+	-	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain. The city centre location should make walking and cycling an attractive alternative to using the car.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction applied on Strategic Sites should help to ensure that new development minimises emissions. This site could contribute as its size would enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. As this site meets the definition of 'sufficiently large' (>300 dwellings) it should be sure to comply with the heating and cooling hierarchy in policy CC3.</p> <p>Any masterplanning of the site should help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>Overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. However it is inevitable that the level of emissions from the construction and occupation of the site will have some negative impact. Ultimately the significance of the impact will depend upon masterplanning and implementation.</p> <p>Mitigation <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i></p> <p>Assumptions <i>The residential buildings will conform to Part L of the building regulations (as updated) to ensure that dwellings are low carbon.</i></p> <p>Uncertainties <i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of</i></p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: center; align-items: center;"> <div style="width: 10px; height: 10px; background-color: #90EE90; margin-right: 5px;"></div> <div style="width: 10px; height: 10px; background-color: #FFD700; margin-right: 5px;"></div> </div>	<p><i>the site.</i></p> <p><i>The scale of effects as a consequence of residents is unknown.</i></p>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	-	<p>Likely Significant Effects</p> <p>The site is already well developed so impacts on local ecology from redevelopment are unlikely to be significant.</p> <p>The site is adjacent to a non statutory Nature Conservation designation site Kings Pool. The River Foss is a site of local interest and habitat for otters which a European Protected Species. The River Foss is also identified as a green corridor..</p> <p>Whilst there are sites of ecological interest nearby redevelopment is unlikely to have significant adverse effects. The effect on this objective has therefore been assessed as a minor negative.</p> <p>Mitigation</p> <p><i>n/a</i></p> <p>Assumptions</p> <p><i>That development would follow the mitigation hierarchy to avoid impacts then to mitigate unavoidable impacts, and, as a last resort, to compensate for unavoidable residual impacts.</i></p> <p><i>Redevelopment won't have any negative impacts over and above current development</i></p> <p><i>Construction best practice in regards to working near water will be followed</i></p> <p>Uncertainties</p> <p><i>Alternative designs which avoid impacts and mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i></p>
9. Use land resources efficiently and safeguard their quality.	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.	++	<p>Likely Significant Effects</p> <p>This site is the redevelopment of Brownfield land so will be making a positive contribution to the re-use and re-development of previously developed land in the city centre.</p> <p>As this site involves redevelopment of previously developed land there is a significant positive effect on this objective.</p> <p>Mitigation</p> <p><i>Any contamination of the site needs to be remediated appropriately for the proposed use.</i></p> <p>Assumptions</p> <p><i>The evidence base has appropriately identified contamination issues and this will be dealt with appropriately through the remediation strategy.</i></p> <p>Uncertainties</p> <p><i>n/a</i></p>
10. Improve water efficiency and quality.	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	-	<p>Likely Significant Effects</p> <p>The site is not located within a Source Protection Zone. The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has</p>

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(Allocation Site ref: 929)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> • Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<p>Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <p><i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i></p> <p>Assumptions</p> <p><i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i></p> <p>Uncertainties</p> <p><i>The level of waste processed during the construction and remediation phases is unknown.</i></p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
12. Improve air quality.	Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car.	--	<p>Likely Significant Effects</p> <p>The site is located within the City Centre Air Quality Management Area and has two further Air Quality Management Areas nearby – Walmgate/Pavement to the west of the site and the inner ring road /Foss Islands Road to the north-east.</p> <p>There is potential for increased congestion/ traffic flows associated with both construction in the short-term such as on-site HGV movements, dust and emissions associated with the use of machinery and operational traffic in the long-term. When developed it is likely that travel will increase both towards the city centre along Stonebow to the A1036 and outer ring road, exacerbating air quality issues. A full air quality impact assessment will be required.</p> <p>Air quality issues as result of traffic may be reduced subject to the uptake and availability of sustainable transport modes. The city centre makes soft transport modes attractive but the scale of this is uncertain.</p> <p>Overall the impact of this site will likely be a significant negative but this is subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p>Mitigation</p> <p><i>Appropriate assessments undertaken to understand the traffic and resulting air quality impact of the site to enable air quality mitigation measures to be appropriately identified.</i></p> <p>Assumptions</p> <p><i>Air quality issues remain along Fulford Road at the time the site is available for development.</i></p> <p>Uncertainties</p> <p><i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i></p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs).	--	<p>Likely Significant Effects</p> <p>The site borders the river Foss to the south and most of the site is in Flood Zone 3 with small parts in Flood Zone 2 according to the Environment Agency's latest Flood Map for Planning so is largely at a high risk of flooding. As such a flood risk assessment will be required for any development.</p> <p>Surface water flooding is an identified issue within York and there is pressure on this site and the area in general at present in terms of drainage. Given that this is a brownfield site, it will need to ensure that the run-off rates do not exceed 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas) as per the Flood Risk Strategy. The details of this would need to be designed in to any masterplanning of the site.</p> <p>This site has been assessed as having a significant negative effect on this objective because most of the site is in Flood Zone 3 and therefore at high risk of flooding.</p> <p>Mitigation</p> <p><i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i></p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>Mitigation schemes need to consider in-combination effects on Walmgate Stray.</i></p> <p>Assumptions</p> <p><i>The development of the site would require mitigation for surface water and that the site remains in flood zone 1.</i></p> <p>Uncertainties</p> <p><i>n/a</i></p>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.	? --	<p>Likely Significant Effects</p> <p>The site lies within the main Area of Archaeological Importance. The area is known to contain Roman burials and evidence of industrial activity and Anglo-Scandinavian settlement and industrial activity. The site was settled in the medieval period and also contained a church, cemetery and friary while in the post-medieval period it was generally used for industrial activity. Preliminary evidence suggests that the site may contain high quality, wet and dry deposits to depths of 7m.</p> <p>The City Walls (SAM) lie close to the site as do many listed buildings. A Grade II* listed building (The Black Swan) is located within the site boundary. Development may have a negative impact on the setting of this building in particular and adjacent listed buildings.</p> <p>The site is bounded by the Core Conservation Area. Inappropriate development may impact upon the setting of the core area. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>On balance, impacts have been identified as predominantly uncertain due to the requirement for further assessment and potentially significantly negative on the historic environment subject to the outcomes of this work. The impacts identified will be better understood following further evidence,</p> <p>Mitigation</p> <p><i>Comprehensive evidence base is required to understand the heritage assets on the site and potential impact as a result of development.</i></p> <p><i>Masterplanning needs to take considerations of the views on site to ensure that they are not obstructed through development. Further analysis is required.</i></p> <p><i>In defining the development, the strong identity of the site needs to be taken into consideration so that this is not lost through merging with existing development.</i></p> <p>Assumptions</p> <p><i>n/a</i></p> <p>Uncertainties</p> <p><i>n/a</i></p>
15. Protect and enhance York's natural and built landscape.	Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the	? --	<p>Likely Significant Effects</p> <p>This site falls within the Core Conservation Area and will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. Views of the Minster may be possible from the site. In order to masterplan appropriately therefore, further heritage based and landscape evidence and strategies should be developed to ensure loss or minor harm is minimised.</p> <p>Kings Pool falls within the site boundaries but is largely inaccessible to the public. The River Foss borders the site and is of ecological importance but so long as best practice is followed is unlikely to negatively impacted.</p>

ST32: Hungate

(Allocation Site ref: 929)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	Heritage Topic Paper.	Effect	<p>On balance, re-development of the site could have significant negative impacts on the natural and built landscape but given that the site is already well-developed any potential damage is likely to be limited, subject to high quality masterplanning and the implementation of a comprehensive landscape scheme.</p> <p>Mitigation <i>Implementation of a landscape strategy incorporating mitigation measures.</i> <i>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</i></p> <p>Assumptions <i>A former industrial site can be enhanced through re-development.</i></p> <p>Uncertainties <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i> <i>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</i></p>

Summary

Objective 1 has been assessed as a significantly positive effect due to the scale of the site and its proximity to the city centre. Objective 4 has been assessed as significantly positive as the site represents a significant expansion of city centre office and retail space that will support jobs in the long term, site redevelopment itself will also create jobs in the short term. Objective 5 has also been assessed as a significant positive effect due to the provision of social housing on site and good provision of local services/facilities. Objective 9 is a significant positive effect because the site is all Brownfield land. This site has been assessed as having a significant negative effect on objective 13 because most of the site is in Flood Zone 3 and therefore at high risk of flooding. Objective 12 is also significantly negative because of the poor local air quality that redevelopment is likely to exacerbate in both the short and long term.

Objective 6 has been assessed as both a significantly positive and a significantly negative effect because whilst the site is in the city centre and has good transport links, the area has wider congestion issues that are likely to worsen as a result of redevelopment.

Objective 8 is a minor negative effect because whilst the River Foss and Kings Pool are nearby redevelopment is unlikely to negatively impact them so long as best practice is followed. Objectives 10, 11 and 12 are assessed as minor negative effects because the development of this site for residential dwellings will almost certainly increase the overall density of development. Though all of these impacts can be mitigated to some extent it is unlikely that water quality, the volume of waste generated or air quality will improve during construction or later occupation.

Objective 2 has been assessed as a minor positive because of there are good walking and cycling links locally but air quality and a lack of open is a concern.

Objective 3 has been assessed as both a minor positive and minor negative because construction could support a small amount of job training and increases in residential density may allow some existing services/facilities to expand however it could also strain existing local education provision. Objective 7 is also minor positive and minor negative because whilst emissions during construction and occupation can be minimised through the delivery of a low-carbon construction/energy generation strategy but the extent to which they are successfully minimised is set to be determined through masterplanning and implementation.

Objectives 14 & 15 are both uncertain and significant negative effects because the site falls within the core conservation area, has a listed building within the site boundaries and contains deposits of archaeological interest. Therefore there is potential for the city's built landscape and historical setting disrupted but all of this is subject to masterplanning.

Key

Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link

?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>1. To meet the diverse housing needs of the population in a sustainable way.</p>	<p>Deliver homes to meet the needs of the population in terms of quantity, quality;</p> <p>Promote improvements to the existing and future housing stock;</p> <p>Locate sites in areas of known housing need;</p> <p>Deliver community facilities for the needs of the population;</p> <p>Deliver pitches required for Gypsies and Travellers and Showpeople.</p>	<p>++</p>	<p>Likely Significant Effects</p> <p>The development of this site is estimated to produce 147 residential dwellings, this would be a significant expansion of Wheldrake village in terms of both literal geographic expansion and increase in population. As the site is composed of both green and brownfield land it is expected that 20-30% of this total will be affordable units in order to comply with the proposed Affordable Housing Policy (H10) within the Local Plan, this equates to a minimum number of 29 affordable dwellings.</p> <p>It will be important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created.</p> <p>There is good provision of local facilities in Wheldrake village that are within the recognised 800m.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should include the provision of facilities to ensure the population is provided for.</i> • <i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i> • <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i> • <i>Number of facilities available in the future will be dependent upon masterplanning.</i>
<p>2. Improve the health and well-being of York's population.</p>	<p>Avoid locating development where environmental circumstances could negatively impact on people's health;</p> <p>Improve access to open space / multi-functional open space;</p> <p>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p> <p>Provides or promotes safety and security for residents;</p> <p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community and medical facilities, consideration for green infrastructure and sustainable travel modes commensurate to the local population.</p> <p>Noise from the adjacent industrial estate could have a negative impact on residents' health. A noise impact assessment will be required and it is likely that some mitigation measures, such as a tree buffer, will be required.</p> <p>Parts of the brownfield land have been designated for factory use in the past, as such an assessment of potential ground contamination issues will be required.</p> <p>Impacts on this objective are likely to be a minor negative due to concerns around noise and ground pollution, poor immediate access to healthcare facilities and poor cycle links.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>The strategies for contamination and noise remediation should be implemented accordingly.</i> • <i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Preliminary investigations on the site for contamination and noise will be remediated through agreed strategies with the Council and</i>

ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>Environment Agency.</i></p> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i> <i>The level and type of open space will be subject to masterplanning.</i>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<p>Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all.</p>	<p>+ ?</p>	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. There is a primary school in Wheldrake that falls within the recognised 800m but no nurseries or secondary schools nearby.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development.</p> <p>Currently, the effects of this are assessed as potentially positive but with a uncertain assessment regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Educational capacity should be planning in advance to enable a primary school to be planned into any masterplan and phased accordingly to adequately accommodate students arising from the new development and to ensure undue pressure is not put on existing educational facilities.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Educational capacity is agreed in conjunction with the Council.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<p>Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure;</p>	<p>+</p>	<p>Likely Significant Effects</p> <p>Whilst employment is not the key land use for this site, the new residents arising from the development will increase viability of the small number of businesses in Wheldrake village. Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy.</p> <p>The site neighbours Millfield Industrial Estate with the next closest employment opportunities being at the University, Airfield Business Park and Elvington.</p>

ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>Provide the appropriate infrastructure for economic growth;</p> <p>Support existing employment drivers;</p> <p>Promote a low carbon economy.</p>		<p>On the whole this site is likely to have a positive short term direct effect and long-term indirect permanent effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
<p>5. Help deliver equality and access to all.</p>	<p>Address existing imbalances of equality, deprivation and exclusion across the city;</p> <p>Provide accessible services and facilities for the local population;</p> <p>Provide affordable housing to meet demand;</p> <p>Help reduce homelessness;</p> <p>Promote the safety and security for people and/or property.</p>	<p>++</p>	<p>Likely Significant Effects</p> <p>Based upon the proposed affordable housing policy, the site would have a target to provide a minimum of 20% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>Provision of existing services and facilities in Wheldrake are likely to suffice however it would be necessary to ensure that increased pressure does not overwhelm the existing facilities and to ensure local access on the proposed site which are further than 800m from facilities.</p> <p>Overall this site has been assessed as having a significant positive impact on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<p>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</p> <p>Deliver transport infrastructure which supports sustainable travel options;</p> <p>Promote sustainable forms of</p>	<p>+ -</p>	<p>Likely Significant Effects</p> <p>The development should aim to minimise car trips and promote sustainable modes of transport. There is good pedestrian access to Wheldrake village which is currently served by non-frequent bus services.</p> <p>There are no cycle routes nearby and the rural location means that some residents are likely to rely on cars to travel which will increase pressure on highway routes and the outer ring road.</p>

ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	travel; Improve congestion.	+	-	<p>On balance, it is likely that this site could have both minor positive and negative impacts on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The existing transport routes can be linked into the new development.</i> <i>That the existing bus services continue into the future.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of congestion as result of this development as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.			

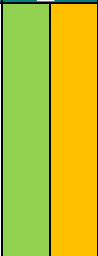
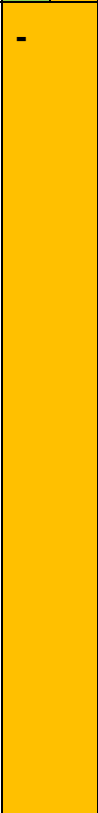
ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between; width: 100%;"> </div>	<p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations (as updated) to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site. The scale of effects as a consequence of residents is unknown.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of bio-diversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>	<div style="background-color: #FF0000; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> - </div>	<p>Likely Significant Effects</p> <p>The site does not include any nature conservation designations but is within 1.8km of the Lower Derwent Valley SAC, SPA, Ramsar and River Derwent SAC. The Habitat Regulations Assessment states for this site:</p> <p>The Lower Derwent Valley supports diverse, fragile breeding and non-breeding bird populations throughout the year, both within the SPA and on functionally-linked land beyond which are vulnerable to disturbance and displacement. In addition, the terrestrial habitats, especially the grassland communities, are all equally vulnerable to disturbance from public pressure which could result in trampling and erosion.</p> <p>Whilst access to much of the SPA is managed and/or restricted, it is not completely controlled. Furthermore, whilst the majority of functionally-linked land is found on private land, access here can also not be fully managed. Consequently, given the location of certain allocations (eg ST33) within a few kilometres of the SPA, adverse effects cannot be ruled out if recreational pressure is to increase considerably.</p> <p>The HRA concludes that given the uncertainty surrounding Policies SS18 (ST33) in particular, there is a risk that the proposals could undermine the conservation objectives for the Lower Derwent Valley SPA and that a likely significant effect cannot be ruled out (alone) and so the policy must be screened in (Category I).</p> <p>Mitigation</p> <ul style="list-style-type: none"> Comprehensive evidence base is required to determine ecological issues in detail and potential mitigation strategy. <p>Assumptions</p> <ul style="list-style-type: none"> The biodiversity value of brownfield land is less than that of greenfield sites. <p>Uncertainties</p> <ul style="list-style-type: none"> The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.
<p>9. Use land resources efficiently and safeguard their quality.</p>	<p>Re-use previously developed land;</p> <p>Prevent pollution contaminating the land and remediate any existing contamination;</p> <p>Safeguard soil quality, including the best and most versatile agricultural land;</p>	<div style="display: flex; justify-content: space-between; width: 100%;"> </div>	<p>Likely Significant Effects</p> <p>This site is composed of both Brownfield and Greenfield land that was used for agriculture.</p> <p>Preliminary studies have identified contamination issues on the site in line with its former factory use. Remedial work will be statutorily required prior to development to minimise contamination and ensure that the soils are suitable for their proposed use. A strategy for remediation is currently under preparation.</p> <p>In the long-term this should have a significant positive impact on this land improving the site as part of the development.</p>

ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.		<p>Mitigation</p> <ul style="list-style-type: none"> Any contamination of the site needs to be remediated appropriately for the proposed use. <p>Assumptions</p> <ul style="list-style-type: none"> The evidence base has appropriately identified contamination issues and this will be dealt with appropriately through the remediation strategy. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
10. Improve water efficiency and quality.	Conserve water resources and quality; Improve the quality of rivers and groundwaters.		<p>Likely Significant Effects</p> <p>The site is not located within a Source Protection Zone. The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p>

ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> • n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<p>Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of waste processed during the construction and remediation phases is unknown.</i>

ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
12. Improve air quality.	<p>Reduce all emissions to air from current activities;</p> <p>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</p> <p>Support the development of city wide low emission infrastructure;</p> <p>Improve air quality in AQMAS and prevent new designations;</p> <p>Avoid locating development where it could negatively impact on air quality;</p> <p>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</p> <p>Promote sustainable and integrated transport network to minimise the use of the car.</p>	-	<p>Likely Significant Effects</p> <p>There are no AQMAS adjacent to this site. However, given the proximity of the outer ring road and the potential for increased congestion/ traffic flows associated with both construction and operational traffic, air quality levels should be monitored and managed as there are potentially large air quality implications for Fulford Road. There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery. A full air quality impact assessment that considers impacts from increased traffic in conjunction with any emissions from the neighbouring industrial estate is therefore likely to be required.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i> • <i>Impact of the industrial estate on local air quality</i>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<p>Reduce risk of flooding;</p> <p>Ensure development location and design does not negatively impact on flood risk;</p> <p>Deliver or incorporate through design sustainable urban drainage systems (SUDs).</p>	+	<p>Likely Significant Effects</p> <p>This development is located within Flood Zone 1 accordingly to CYC's Strategic Flood Risk Assessment (2014), which is not a high risk flood zone.</p> <p>Surface water flooding is an identified issue within York. The scale of the development should allow for the incorporation of mitigation techniques for the management of surface water flooding such as sustainable drainage (SuDS). Given that this is a brownfield site, it will need to ensure that the run-off rates do not exceed 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). The details of this would need to be designed in to any masterplanning of the site.</p> <p>The site has been assessed as having a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SuDS.</i> <p>Assumptions</p>

ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The development of the site would require mitigation for surface water and that the site remains in flood zone <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<p>Promote or enhance local culture;</p> <p>Preserve or enhance designated and non-designated heritage assets and their setting;</p> <p>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</p>	<p>- 0</p>	<p>Likely Significant Effects</p> <p>The site does not contain any historic assets or listed buildings.</p> <p>Development with inappropriate scale or low quality architecture/craftsmanship may have a negative impact on the Conservation Area of Wheldrake which runs close to the north and eastern boundaries of the proposed development site. Development may be visible from the western approach to the village/conservation area.</p> <p>A Neolithic axe was found immediately outside of the proposed development area and an archaeological investigation will be required to further assess the nature and significance of any archaeological deposits on site.</p> <p>On balance, development of this site has been identified as having a potentially minor negative impact on the historic environment. The impacts identified will be better understood through masterplanning.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Masterplanning needs to consider the proximity to and subsequent relationship with Wheldrake Conservation Area to ensure that development does not have any negative impacts. Further analysis is required. Archaeology and landscape assessments are required to understand significance and mitigation required. The outcomes of this should be fed into masterplanning. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.
<p>15. Protect and enhance York's natural and built landscape.</p>	<p>Preserve or enhance the landscape including areas of landscape value;</p> <p>Protect or enhance geologically important sites;</p> <p>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</p>	<p>- 0</p>	<p>Likely Significant Effects</p> <p>Development is unlikely to have any major impacts however the northern end of South Ruddings Lane will lose its remaining rural nature/views if development takes place on the proposed site. The main part of the lane leading south from the village should remain unaffected. Landscaping and green screening may assist in maintaining the rural nature of the lane.</p> <p>Detailed information on architectural proposals is required to further assess impact on architectural complexity characteristic. Architectural design should be sympathetic to the adjacent Conservation Area and of high quality/ craftsmanship.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality. <p>Assumptions</p> <ul style="list-style-type: none"> A former industrial site can be enhanced through re-development.

ST33: Station Yard, Wheldrake

(Site ref: 855)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i>
<p>Summary</p> <p>A significant positive effect has been recorded against objective 1 (housing) due to the significant provision of new dwellings. Objective 5 has also been assessed as a significant positive effect due to the provision of social housing on site, good provision of local services/facilities. Objective 8 was assessed as significant negative effect due to potential detrimental impact on the Lower Derwent Valley SPA.</p> <p>Objective 2 is a minor negative due to a lack of cycle links as well as potential ground contamination and noise pollution from the neighbouring industrial estate. Objectives 10, 11 and 12 are assessed as minor negative effects because the development of this site for residential dwellings will almost certainly increase the density of development. Though all of these impacts can be mitigated to some extent it is unlikely that water quality, the volume of waste generated or air quality will improve during construction or later occupation.</p> <p>4 is a minor positive because of the small number of construction jobs and probably boost to existing local shops. 13 is also a minor positive because the site is not in a flood zone and any drainage issues can be mitigated through SuDS.</p> <p>Objective 7 is both minor positive and minor negative because whilst emissions during construction and occupation can be minimised through the delivery of a low-carbon construction/energy generation strategy but the extent to which they are successfully minimised is set to be determined through masterplanning and implementation. Objective 6 is both minor positive and minor negative as the site has good pedestrian links to Wheldrake village and its bus service, however there are no cycle links and the remote location will necessitate some reliance on cars that contribute to congestion around the city. Objective 9 is both minor positive and minor negative as the site involves redevelopment of previously developed land, however the development of Greenfield land and impacts on the Lower Derwent valley are a negative. Objective 3 is minor positive and uncertain because construction provides some training opportunities but school provision in the immediate area is poor.</p> <p>Objectives 14 and 15 are assessed as minor negative or no significant effect as with considered design the development will have little impact on the setting in and around Wheldrake Conservation Area, however there is some indirect risk to Lower Derwent Valley.</p>			

Key	
Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

ST35: Queen Elizabeth Barracks, Strensall
(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*	
1. To meet the diverse housing needs of the population in a sustainable way.	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople.	++	<p>Likely Significant Effects</p> <p>The proposed development of the Queen Elizabeth Barracks site is forecast to provide 500 dwellings. This is a significant re-development of a former army barracks site and has the potential to provide a new community and respond to mixed needs. As the site is composed of both green and brownfield land it is expected that 20-30% of this total will be affordable units in order to comply with the proposed Affordable Housing Policy (H10) within the Local Plan, this equates to a minimum number of 100 affordable dwellings.</p> <p>Given that the development is adjacent to Strensall village in the short term the provision of facilities and services should not be an issue. However as the development grows provision of further facilities will be required for the area to ensure commensurate facilities are available for the population in the medium to long-term and undue pressure is not put on existing facilities in the village.</p> <p>Overall, this site has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Phasing of development should include the provision of facilities to ensure the population is provided for.</i> • <i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i> • <i>Number of facilities available in the future will be dependent upon masterplanning.</i> 	
2. Improve the health and well-being of York's population.	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land	+	-	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The proposed boundaries have existing open space, with sports pitches bordering Strensall Road on the eastern edge of the site. Strensall Common is adjacent to the west and there is a golf course to the north of the site.</p> <p>Strensall Common and Strensall Park, to the west and south respectively, provide opportunities for recreational walking. However, given the ecological status of Strensall Common, alternative openspace must be provided on site to ensure sufficient recreational space for new residents and to balance any effect on the designated nature conservation site.</p> <p>At present the site has limited cycle links and it is likely that the development would have to make a contribution to improving the surrounding infrastructure.</p> <p>There are is no doctors surgery within 800m of the site but further north Strensall is served by a dentist, doctors surgery and pharmacy in the village</p>

ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	contamination/pollution does not pose unacceptable risks to health.		<p>(approx 1200m). Development may have to support additional provision to ensure the new and existing population have adequate access to healthcare in the medium to long-term. Provision of this should be accommodated on site to encourage local access to services. This approach should have an overall benefit on the health and well-being of prospective residents.</p> <p>The potential continued use of the training area for army purposes – shooting and rifle ranges – pose a significant noise concern. A full assessment of this will be required with particularly consideration on the sites continued use for military training purposes. Past activities (vehicle maintenance and refuelling, firing ranges etc.) could have contributed to land contamination so an appropriate contamination assessment is required to establish appropriate mitigation. The MOD advises that the site would be investigated and any threats removed prior to the disposal of the site.</p> <p>This objective has been a both minor positive and minor negative impact due to the good local provision of open space and medical facilities but concerns around soft transport links and noise concern from continued use of the firing range.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The strategies for contamination and noise remediation should be implemented accordingly.</i> <i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Preliminary investigations on the site for contamination and noise will be remediated through agreed strategies with the Council, Environment Agency and MOD.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i> <i>The level and type of open space will be subject to masterplanning.</i>
3. Improve education, skills development and training for an effective workforce.	<p>Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all.</p>	+ ?	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. There are 4 nurseries but no primary or secondary educational facilities nearby (<800m). Provision for education should be planned and phased alongside the residential development to ensure facilities are accessible to new residents through the course of the development. Given the anticipated number of new households that this site would generate, it is likely to require new nurseries, primary school and may also require additional secondary school provision.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development. Though Strensall village is adjacent the village centre is on the far side from the proposed development site., The scale of anticipated population as a result will require a local centre/ neighbourhood parade offering services and facilities, which would provide opportunities for a small numbers of local jobs and potentially also providing some local training opportunities.</p> <p>Currently, the effects of this are assessed as potentially positive but with a uncertain assessment regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Educational capacity should be planning in advance to enable a primary school to be planned into any masterplan and phased accordingly to adequately accommodate students arising from the new development and to ensure undue pressure is not put on existing educational facilities.</i>

ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Assumptions</p> <ul style="list-style-type: none"> <i>Educational capacity is agreed in conjunction with the Council.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<p>Help deliver conditions for business success and investment;</p> <p>Deliver a flexible and relevant workforce for the future;</p> <p>Deliver and promote stable economic growth;</p> <p>Enhance the city centre and its opportunities for business and leisure;</p> <p>Provide the appropriate infrastructure for economic growth;</p> <p>Support existing employment drivers;</p> <p>Promote a low carbon economy.</p>	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>Though the rifle range will remain, the army barracks on site are set to be entirely vacated by 2021 and this would represent a loss of a specialist employment type within the city. The site is considered primarily for residential uses and not the redevelopment for employment uses as other locations have been identified through the Local Plan.</p> <p>Whilst employment is not the key land use for this site, the scale of the development will require a local centre/neighbourhood parade offering services and facilities. These facilities, along with a likely primary school would provide opportunities for a small numbers of local jobs. Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy.</p> <p>Whilst this site represents a loss of a military barracks, deemed as a specialist employment type within the city, this was not land in B use class development. On balance, this site is therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through the provision of housing and local jobs.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
<p>5. Help deliver equality and</p>	<p>Address existing imbalances of equality, deprivation and</p>	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p>

ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
access to all.	<p>exclusion across the city;</p> <p>Provide accessible services and facilities for the local population;</p> <p>Provide affordable housing to meet demand;</p> <p>Help reduce homelessness;</p> <p>Promote the safety and security for people and/or property.</p>		<p>Based upon the proposed affordable housing policy, the site would have a target to provide a minimum of 20% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>Provision of existing services and facilities in Strensall is likely to suffice initially but as the development grows new facilities may be necessary. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on the existing facilities and to ensure local access on the proposed site which are further than 800m from facilities.</p> <p>Overall this site has been assessed as having a significant positive impact on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • n/a <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<p>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</p> <p>Deliver transport infrastructure which supports sustainable travel options;</p> <p>Promote sustainable forms of travel;</p> <p>Improve congestion.</p>	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>The development should aim to minimise car trips and promote sustainable modes of transport. This site links to the existing bus network to York City Centre and Strensall Village along Strensall Road which provides frequent and non frequent services. However the potential for new bus services being required needs to be considered as the diversion of existing services from Strensall Road is unlikely to be supported.</p> <p>Preliminary evidence from the site promoter indicates that new and upgraded bus stops are anticipated together with financial support to incentivise bus usage by first occupants and that the viability of additional services would need to be assessed.</p> <p>At present there are limited cycle links to Strensall to/from the outer ring road. There is potential that contributions from this site could help to enhance the current access links including the construction of a segregated subway to facilitate the crossing of the A1237. Cycle paths would need to be provided along the site frontages connecting into the site and also focus upon the route into the village and local facilities. This could be a combination of segregated and on carriageway.</p> <p>A full transport assessment will need to be provided to understand the potential impacts as a result of development. Road safety at Strensall Road / Towthorpe Moor Lane is currently an issue that needs further consideration. Furthermore Towthorpe Moor Lane should be discouraged from being inappropriately used by through traffic. If identified as necessary, mitigation to Strensall Road / Towthorpe Moor Lane junction will require further consideration.</p> <p>Potential access points into the planned development also need to consider impacts on Strensall Common. Accessing the potential development via Scott Moncrieff Road to the north would involve upgrading a road which currently crosses the SSSI and SAC and linking the Queen Elizabeth Barracks to the Towthorpe Lines site would introduce increased traffic to the edge of the designations. Access to the site needs to be considered in combination with ecological considerations of the Common..</p> <p>On balance, it is likely that this site could have positive and negative impacts on this objective.</p>

ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Mitigation</p> <ul style="list-style-type: none"> <i>The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The existing transport routes can be linked into the new development.</i> <i>That the existing bus services continue into the future.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of congestion as result of this development as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<p>Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.</p>	<p>+ -</p>	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction applied on Strategic Sites should help to ensure that new development minimises emissions. This site could contribute as its size would enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar and technologies and medium potential for ground source heat pumps. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site. The site should be sure to comply with policy CC3 in relation to district heating as it meets the definition of sufficiently large (>300 dwellings) to consider the provision of a (C)CHP network.</p> <p>Overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. However it is inevitable that the level of emissions from the construction and occupation of the site will have some negative impact. Ultimately the significance of the impact will depend upon masterplanning and implementation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="width: 40%; background-color: #90EE90; height: 100%;"></div> <div style="width: 40%; background-color: #FFD700; height: 100%;"></div> </div>	<p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations (as updated) to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site. The scale of effects as a consequence of residents is unknown.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <p>Protect and enhance locally important nature conservation sites (SINCs);</p> <p>Create new areas or site of biodiversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>	<p>--</p>	<p>Likely Significant Environmental Effects</p> <p>This site is adjacent to Strensall Common Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) which is designated for its lowland heath. Extensive areas of both wet and dry heath occur and form a complex habitat mosaic with grassland, woodlands and ponds. Strensall Common also has biodiversity value above its listed features in the SSSI/SAC designations that will need to be fully considered e.g. ground nesting birds, invertebrates and aquatic fauna and flora.</p> <p>The habitats on the SAC are fragile and are vulnerable to changes in the surface and sub-surface hydrological regime, impacts which can be easily prompted by large scale construction nearby. Its heathland communities are particularly vulnerable to elevated levels of nitrogen deposition from increased road traffic associated with new development. Current evidence shows that the SAC already exceeds the critical load for nitrogen.</p> <p>The lowland heath is also vulnerable to recreational pressure. Although the common is already well used for a range of activities, further intensification could harm the lowland heath habitat through trampling, erosion, disturbance of stock and nutrient enrichment (dog fouling). In addition there are birds of conservation concern and other wildlife which are also susceptible to any increase in disturbance. Increased disturbance as a result of recreational behaviour is likely from development adjacent to the Common and may cause significant harm. The reduction and mitigation of such impacts for example through Suitable Alternative Natural Green Spaces (SANGS), active wardening and raising awareness amongst users needs to be given careful consideration and be informed by a comprehensive visitor survey of the Common. An appropriate mechanism to provide sustainable funding for this approach will be required, such as through a levy on the new homes.</p> <p>Scrub encroachment is a major threat to lowland heath and to manage this Strensall Common is managed under Environmental Stewardship using sheep and cattle grazing by an adjacent tenanted farmer. Interruption to this management regime or factors making it unviable could undermine the conservation objectives for the Common and have a potentially negative effect on the integrity of the site.</p> <p>The Habitat Regulations Assessment Screening Report (2017) concluded that as no meaningful mitigation had been proposed within the policy to avoid or mitigate these adverse, that likely significant effects could not be ruled out and that an appropriate assessment would be required to evaluate the impacts from anticipated increases in recreational pressure and road traffic pollution, and construction.</p> <p>Subsequent changes to the policy-wording has sought to prevent easy, direct access to the Common from the proposed development and provide alternative, natural greenspace to mitigate the adverse consequences of increased recreational pressure (openspace OS12 in policy G16). The effectiveness, or otherwise, of these proposals will be evaluated in the next iteration of the HRA.</p> <p>Within the site itself there are potential areas of ecological interest including protected species (bats, great crested newts, invertebrates) and potential areas of higher value habitat. The Preliminary Ecological Assessment undertaken on behalf of the landowner in March 2017 recommends further work is needed to fully assess the impacts on these biodiversity assets.</p> <p>There are a good number of well established, high quality trees on site that the development should seek to preserve. At least all trees of category A</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>and B, and any with a significant ecological value should be retained unless they pose an unreasonable restriction on development and their contribution to the public amenity and amenity of the development is very limited, and their loss is outweighed by the benefits and mitigation provided by the development.</p> <p>In conclusion, this site is scored as having a significant negative impact given that further evidence and Appropriate Assessment is required to fully assess the impacts on ecology both within the site boundaries and the neighbouring SAC / SSSI. The development of this site will be contingent on limiting the significant negative impact on this objective.</p> <p>Mitigation <i>HRA states Appropriate Assessment is required</i> <i>Comprehensive evidence base is required to determine ecological issues in detail and produce a sufficient mitigation strategy.</i></p> <p>Assumptions <i>That development would follow the mitigation hierarchy to avoid impacts then to mitigate unavoidable impacts, and, as a last resort, to compensate for unavoidable residual impacts.</i></p> <p>Uncertainties <i>The outcome of Appropriate Assessment</i> <i>Alternative designs which avoid impacts and mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i></p>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<p>Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.</p>	<p>+ -</p>	<p>Likely Significant Effects</p> <p>This site is composed of both brown and Greenfield land, currently occupied by the army barracks which are set to be vacated and cleared for development.</p> <p>Preliminary assessment has identified potential ground contamination issues so an appropriate contamination assessment would need to be undertaken to establish required mitigation. Preliminary evidence by the site promoter advises that the site would be investigated and any threats removed prior to them vacating the site.</p> <p>As this site involves redevelopment of previously developed land there is some positive effect, however the development of Greenfield land and negatives impacts on neighbouring protected land (as detailed further in objectives 8 and 10) that will arise from development mean this has been assessed as also having a negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Any contamination of the site needs to be remediated appropriately for the proposed use.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The evidence base has appropriately identified contamination issues and this will be dealt with appropriately through the remediation strategy.</i> <p>Uncertainties</p>

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(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between;"> <div style="width: 20px; height: 20px; background-color: #90EE90;"></div> <div style="width: 20px; height: 20px; background-color: #FFD700;"></div> </div>	<ul style="list-style-type: none"> n/a
<p>10. Improve water efficiency and quality.</p>	<p>Conserve water resources and quality; Improve the quality of rivers and groundwaters.</p>	-	<p>Likely Significant Effects</p> <p>The site is not located within a Source Protection Zone. The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

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(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<p>Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.</p>	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the arising waste and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of waste processed during the construction and remediation phases is unknown.</i>
<p>12. Improve air quality.</p>	<p>Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future</p>	-	<p>Likely Significant Effects</p> <p>There are no AQMAs adjacent to this site, located beyond the outer ring road the essentially rural setting of the development means air quality is unlikely to be an issue at present. However the potential for increased congestion/ traffic flows associated with both construction and operational traffic, air quality will likely deteriorate in future. There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i> <p>Assumptions</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	occupants/users; Promote sustainable and integrated transport network to minimise the use of the car.		<ul style="list-style-type: none"> n/a Uncertainties <ul style="list-style-type: none"> There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs).	O ?	Likely Significant Effects The majority of the site is in Flood Zone 1 so is at essentially no or extremely low risk of flooding, however the north-eastern corner touches Flood Zone 2. It is also known that at present parts of the land are frequently saturated with standing water. Surface water flooding is an identified issue within York. The scale of the development should allow for the incorporation of mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs), the details of which would need to be included in any masterplan of the site. The drainage scheme would need to consider the impact on potential hydrological change on Strensall Common. The effect development of this site will have on this objective has been assessed as uncertain as its effect will largely be determined through site masterplanning and subsequent mitigation measures. Mitigation <ul style="list-style-type: none"> In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs. Mitigation schemes need to consider in-combination effects on Strensall Common SAC. Assumptions <ul style="list-style-type: none"> The development of the site would require mitigation for surface water and that the site remains in flood zone 1. Mitigation would be in line with drainage management policies set out in the Local Plan. Uncertainties <ul style="list-style-type: none"> n/a

ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<p>Promote or enhance local culture;</p> <p>Preserve or enhance designated and non-designated heritage assets and their setting;</p> <p>Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</p>	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>The site does not contain any listed buildings or conservation areas at present. With the possible exception of the Officer's Mess Hall there is unlikely to be any buildings of significance on site. However, this should be fully assessed.</p> <p>The HIA identified that the area needs to have a distinct identity from Strensall village and not just be an extension of the existing development. The existing character of the area suggests that development should proceed from east to west and maintain the sparsely developed frontage that borders Strensall road to the west.</p> <p>The HIA also identified that this was an important military site which played a wider role in its linkages to other military sites in the area and in the history of York's development as a garrison town. It is important that the area shouldn't lose the story of its identity as a military site and that careful consideration should be given to the kind of area/place being created.</p> <p>The mature trees on site, patches of woodland and hedgerows should be maintained where possible to help maintain the rural setting.</p> <p>The HIA identified that it will be necessary to identify the presence and assess the significances of archaeological deposits on site. An archaeological evaluation consisting of geophysical survey and excavation of trenches will be required. This will be used to assess the significances of archaeological features and deposits and will allow decisions about the scale and form of future mitigation measures on the site. There is a reasonable potential for survival of prehistoric and Romano-British features and deposits as well as medieval and later exploitation and occupation of the site. There is high potential for discovering water logged deposits which would be of high significance and may need to be preserved in situ – this needs to be taken into consideration through the hydrology study.</p> <p>The site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, further heritage based and landscape evidence and strategies should be developed to ensure loss or minor harm is minimised.</p> <p>Impact on this objective has been assessed as both positive and negative. Effects on the historic environment should be mitigated through high quality design.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Masterplanning needs to take considerations of the views on site to ensure that they are not obstructed through development. Further analysis is required.</i> • <i>In defining the development, military history of the site needs to be taken into consideration so that this is not lost through merging with existing development.</i> • <i>New development should have its own identity.</i> • <i>Heritage, archaeology and landscape assessments are required to understand significance and mitigation required. The outcomes of this should be fed into masterplanning.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.
<p>15. Protect and enhance York's natural and built landscape.</p>	<p>Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</p>	<p>+ -</p>	<p>Likely Significant Effects</p> <p>The military barracks have formed part of the wider landscape for a number of years. Development is predominantly low density development. Strensall Common forms part of the context of the site with the military training area/ rifle ranges within the Common.</p> <p>The Heritage Impact Assessment (HIA) identified that the area needs to have a distinct identity from Strensall village and not just be an extension of the existing development. The existing character of the area suggests that development should proceed from east to west and maintain the sparsely developed frontage that borders Strensall road to the west. It will be important that the military history of the site be taken into consideration in the design and landscaping of the site. It also identified that development may have detrimental impact to existing mature trees and the rural character within and surrounding the site. Development of the barracks site is also identified to impact upon the biodiversity of Strensall Common which informs the context of the Barracks. Further work needed on the existing grain of the site to understanding what defines the character in this area.</p> <p>The development of the site will also bring Strensall closer to Towthorpe. However, this impact is reduced as the site is already developed as a military site.</p> <p>A views analysis is required to assess the impact on views to/from the city. Properties in Strensall are generally two-storey in height any inappropriately tall buildings could disturb the character and setting of the area. There is an opportunity to create well designed housing which could reflect some existing military 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>New built development should be sure not to adversely impact on the existing character of the surrounding landscape, village and Strensall and Towthorpe Commons. Particular regard should be paid to the relationship between the commons and the eastern/southern edges of the site that are more open in character. Proposals should seek to provide a positive settlement edge that integrates the development into the surrounding countryside through appropriate open space / structural planting and the avoid of visually intrusive built development. There are also opportunities to remove unsightly existing security fencing.</p> <p>To avoid disrupting the natural landscape existing tree cover that is of intrinsic value, of character and/ or affords amenity within the site and surrounding landscape should be retained (subject to Tree Survey in accordance with BS 5837:2012). Other landscape elements, features and characteristics (such as the parkland character of the landscape and setting of key buildings to be retained) that are of intrinsic value and form positive characteristics within the site and surrounding village should be conserved. The outdoor sports facilities should be retained subject to consultation with the council and Sport England regarding their need.</p> <p>The scheme design should form part of a wider green infrastructure network of multi-functional green space/ green corridors, which seeks to</p>

ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: center; align-items: center;"> <div style="width: 10px; height: 100%; background-color: #90EE90; margin-right: 5px;"></div> <div style="width: 10px; height: 100%; background-color: #FFD700; margin-right: 5px;"></div> </div>	<p>maintain, enhance and create connectivity with off-site green infrastructure (notably the Towthorpe and Strensall Common strategic assets).</p> <p>On balance there is potential for development of the site to have both positive and negative impacts on this objective as the effect it will have on the rural landscape, Strensall village and historical significance of the former barracks site will largely be determined through design.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>A former mixed used site can be enhanced through re-development.</i> • <i>Preliminary evidence by the site promoter remains valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i>
<p>Summary</p> <p>Objective 8 has been assessed a significant negative effect, partly due to the fact that development may adversely impact current green infrastructure within site boundaries but mainly because of the impact that re-development will have on the neighbouring Strensall Common SSSI/SAC through both physical development and greater recreational use. Objective 4 (jobs) has been assessed as a significant negative effect because redeveloping barracks necessitates the loss of a specialist employment site however there is a minor positive effect as the development will create/sustain a number of construction jobs in the short term and in the medium to long term the expansion of services/facilities and probable development of a primary school will also create some jobs. A significant positive effect has been identified against objective 1 (housing) due to the significant number of new dwellings being created.</p> <p>Objective 5 has also been assessed a positive effect also due to the provision of social housing on site.</p> <p>Objectives 10, 11 and 12 are assessed as negative effects because the development of this site for residential dwellings will almost certainly increase the density of development. Though all of these impacts can be mitigated to some extent it is unlikely that water quality, the volume of waste generated or air quality will improve during construction or later occupation.</p> <p>Objectives 14 and 15 are assessed as both minor positive and minor negative effects as the development of the site has the potential to sustain and promote the historical significance of the site whilst maintaining the rural landscape, high architectural quality, and independence from Strensall village however all this will be determined through masterplanning and development could negatively impact Strensall Common. Objective 6 has been assessed as both minor positive and minor negative because whilst there are existing transport links to Strensall village the promotion of soft transport links will require expansion of cycling provisions and diversion/creation of bus routes. Road safety at Strensall Road/Towthorpe Moor Land remains an issue and a full transport assessment is needed in order to fully determine the effects. Objective 7 is both minor positive and minor negative because whilst emissions during construction and occupation can be minimised through the delivery of a low-carbon construction/energy generation strategy but the extent to which they are successfully minimised is set to be determined through masterplanning and implementation. Objective 3 is minor positive and minor negative as during construction there will be some construction and trade jobs. Also once built there will likely be new services/facilities and there is some uncertainty over school capacity. Objective 2 is both minor positive and minor negative impact due to the good local provision of open space and medical facilities but concerns around soft transport links and noise concern from continued use of the firing range. Objective 9 is both minor positive and minor negative as the site involves redevelopment of previously developed land, however the development of Greenfield land and increased recreational impacts on Strensall Common is a negative.</p> <p>Objective 13 (flood risk) has been assessed as uncertain at this stage because small parts of the site are in flood zone 2 and there could be issues with drainage on site, once again the effect will be determined through masterplanning.</p>			

ST35: Queen Elizabeth Barracks, Strensall

(Site ref: 934)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
This site has a bespoke policy within the Local Plan guiding the principle of its development and covering the issues raised here.			

Key

Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

ST36: Impfal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Allocation site 951	Alternative 1 site 937	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<p>Deliver homes to meet the needs of the population in terms of quantity, quality;</p> <p>Promote improvements to the existing and future housing stock;</p> <p>Locate sites in areas of known housing need;</p> <p>Deliver community facilities for the needs of the population;</p> <p>Deliver pitches required for</p>	++	++	<p>Likely Significant Effects</p> <p>Within the overall 17ha net developable area with an estimated yield of 769 dwellings post the plan period (year 16 onwards). This is also true for alternative 1 with incorporates strategic openspace.</p> <p>This is a significant re-development of a current army barracks within the city that has the potential to provide a new community and respond to mixed needs. In meeting this, it will be important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. As the site is composed of both green and brownfield land it is expected that 20-30% of this total will be affordable units in order to comply with the proposed Affordable Housing Policy (H10) within the Local Plan, this equates to a minimum number of 154 affordable dwellings which would be a significantly positive contribution to meeting the city's housing needs</p> <p>The site currently has access to existing facilities in close proximity along Fulford Road, including a supermarket. Given the timescale for delivery, an assessment of accessible services and facilities should be undertaken to inform whether further facilities are required to</p>

ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Allocation site 951	Alternative 1 site 937	Commentary*
	Gypsies and Travellers and Showpeople.			<p>enable local access for new residents and undue pressure is not put on existing facilities.</p> <p>Though the site will not be delivered during our plan period it has been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Assessment of access to facilities and services should be undertaken prior to site delivery to understand requirements arising from masterplanning. Phasing of development should include the provision of facilities to ensure the population is provided for, where applicable. In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application. Number of facilities available in the future and future requirements dependent upon masterplanning.
2. Improve the health and well-being of York's population.	<p>Avoid locating development where environmental circumstances could negatively impact on people's health;</p> <p>Improve access to open space / multi-functional open space;</p> <p>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p> <p>Provides or promotes safety and security for residents;</p> <p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>	<p>+</p> <p>+</p>	<p>-</p> <p>-</p>	<p>Likely Significant Effects</p> <p>The re-development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The allocation currently has access to small amount of amenity greenspace inside the boundaries, and more outside the boundaries, with Low Moor Allotments to the north, sports pitches at the western edge, and Walmgate Stray further west. The larger alternative 1 incorporates part of this openspace within the boundary offering connections with the adjacent Stray, However, given the ecological status of Walmgate Stray, alternative openspace must be provided on site to ensure sufficient recreational space for new residents, encourage a range of outdoor activities in a safe, local environment and balance any effect on the stray. The site also currently has access to built sports facilities including a gym on the western edge of the site with others in proximity, which should also be assessed prior to the site coming forward. During and after re-development there may be disruption or re-provisioning of open space. A recreation strategy will be required to help ensure that negative effects on the Stray are minimised but commensurate facilities are available for the residents to maximise health and well-being.</p> <p>This development should support walking and cycling within the site given its urban location and existing access to York via Fulford Road which has cycle lane, pedestrian access as well as providing access for cars. It should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities and retain the access road / cycle path through the northern edge of the site. Notably this site should aim to maximise opportunities for cycling and walking due to proximity with York City Centre.</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation site 951		Alternative 1 site 937		Commentary*
		+	?	+	?	<p>The site should support local access to facilities and services. Currently, there is a pharmacy directly opposite the site on Fulford Road, a doctors surgery on Wenlock Terrace and a dentist slightly to the north of the site at the corner of Howard Street and Fulford Road. Given the timescale for delivery, an assessment of accessible services and facilities should be undertaken to inform whether further facilities are required to enable local access for new residents and undue pressure is not put on existing facilities.</p> <p>Fulford Road along the western edge of the site is an air quality management area. Increase in transport and congestion may have adverse effects for health should the area continually exceed acceptable air quality levels. This may have negative effects on existing and new residents health. A full air quality assessment will be required to ascertain the potential harm.</p> <p>Past activities (vehicle maintenance and refuelling, firing ranges etc.) could have contributed to land contamination so an appropriate contamination assessment is required to establish appropriate mitigation. The site promoter advises that the site would be investigated and any threats removed prior to the disposal of the site.</p> <p>The impacts for both sites are likely to be significantly positive in the long-term subject to the site continuing to have access to services and facilities, transport links and open space. A minor negative is also identified in relation to health impacts associated with potential air quality and contamination.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The strategies for contamination and noise remediation should be implemented accordingly.</i> <i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Facilities, services and transport routes remain in the long-term.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning.</i> <i>The level and type of open space will be subject to masterplanning.</i>
3. Improve education, skills development and training for an effective workforce.	<p>Provide good education and training opportunities for all;</p> <p>Support existing higher and further educational establishments for continued success;</p> <p>Provide good quality employment opportunities available to all.</p>	+	?	+	?	<p>Likely Significant Effects</p> <p>Jobs created would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon employment practices in the companies that construct the development.</p> <p>The scale of the development may require extension of local services and shopping facilities, which would provide opportunities for a small numbers of local jobs and potentially also providing some local training opportunities.</p> <p>There are primary schools to the north of the site but neither are within 800m walking distance and would involve crossing Fulford Road. There is another primary and secondary school, both further south off Heslington Lane but neither are within 800m. Provision for education should be planned and phased alongside the residential development to ensure facilities are accessible to new residents through the course of the development. Given the anticipated number of new households that this site would generate, it is likely to</p>





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SA Objective	Sub-objective (Will the site...?):	Allocation site 951		Alternative 1 site 937		Commentary*
						<p>require new nurseries, primary school and may also require secondary school provision.</p> <p>Currently, the effects of this are assessed as potentially minor positive because of the potential training opportunities in the long-term during construction but also uncertain in relation to future educational capacity.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Educational capacity should be planning in advance to enable any necessary schooling facilities to be planned into any masterplan and phased accordingly to adequately accommodate students arising from the new development and to ensure undue pressure is not put on existing educational facilities.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Educational capacity is agreed in conjunction with the Council.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<p>Help deliver conditions for business success and investment;</p> <p>Deliver a flexible and relevant workforce for the future;</p> <p>Deliver and promote stable economic growth;</p> <p>Enhance the city centre and its opportunities for business and leisure;</p> <p>Provide the appropriate infrastructure for economic growth;</p> <p>Support existing employment drivers;</p> <p>Promote a low carbon economy.</p>	+	-	+	-	<p>Likely Significant Effects</p> <p>The Defence Infrastructure Organisation (DIO) has confirmed that the site will be disposed of by 2031. This would represent a loss of a specialist employment type within the city for military uses.</p> <p>Whilst employment is not the proposed development use for this site there is existing access to local facilities that in likely to continue in the long-term such as local supermarkets and a post office. The viability of these businesses would likely improve should the site be re-developed for residential purposes. Local facilities may also be required to expand due to additional demand in the long-term.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's proximity to the city centre and access links along one of the most popular and accessible routes in and out of the city.</p> <p>This site is therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through the provision of housing. The score also reflects the loss of a specialist employment use within the city.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Local facilities remain open in the long-term.</i> <p>Uncertainties</p>

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SA Objective	Sub-objective (Will the site...?):	Allocation site 951	Alternative 1 site 937	Commentary*
		 	 	<ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
<p>5. Help deliver equality and access to all.</p>	<p>Address existing imbalances of equality, deprivation and exclusion across the city;</p> <p>Provide accessible services and facilities for the local population;</p> <p>Provide affordable housing to meet demand;</p> <p>Help reduce homelessness;</p> <p>Promote the safety and security for people and/or property.</p>	<p>++</p>	<p>++</p>	<p>Likely Significant Effects</p> <p>There is currently good provision of local facilities and services within 800m, including convenience stores locally and small supermarket to the south of the site on Broadway and three further supermarkets to the west on the far side of Fulford Road. There is a small pharmacy directly opposite the site on Fulford Road, a doctors surgery on Wenlock Terrace and a dentist to the north of the site. Provision of these existing services and facilities is likely to suffice in the short-term but given the timescale for delivery, an assessment of accessible services and facilities should be undertaken to inform whether further facilities are required to enable local access for new residents and undue pressure is not put on existing facilities. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on the existing facilities and to ensure local access on the proposed site which are further than 800m from facilities.</p> <p>The site has access to cycle and pedestrian routes as well as frequent transport along Fulford Road. Although distances will vary across the site and providing these routes continue into the future, access to the site should be available without use of the car.</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide a minimum of 20% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation. Given the timescale for delivery calculations for affordable housing should be informed by up-to-date evidence prior to development.</p> <p>Fulford Road Police Station is to the north of the site with frequent foot and bike patrols in the area. This may provide a sense of safety for new residents.</p> <p>Overall this site has been assessed as having a potentially significant positive impact on this objective in the long-term with uncertainty in relation to the requirement for access to facilities and transport in the future.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Further assessment of facilities and services prior to the site coming forward identify continuing access to existing facilities. <p>Uncertainties</p>

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				<ul style="list-style-type: none"> The future baseline position in relation to access to/provision of services, facilities and transport routes. The facilities and services provided on the site will be subject to masterplanning and occupation following development.
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<p>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</p> <p>Deliver transport infrastructure which supports sustainable travel options;</p> <p>Promote sustainable forms of travel;</p> <p>Improve congestion.</p>	<p>+</p> <p>+</p>	<p>+</p> <p>+</p>	<p>Likely Significant Effects</p> <p>The development should aim to minimise car trips and promote sustainable modes of transport. Given its proximity to both the City Centre and shops/facilities in the Fulford Road area promotion of non-car modes of transport should be possible. There are good existing pedestrian and cycle networks linking to the city centre both along Fulford Road and beside the river via Walmgate Stray. There is an access road that is used by many cyclists through the northern edge of the site linking Walmgate Stray / the University to Hospital Fields Road which runs down to the river near Millennium Bridge and into the centre of town.</p> <p>There are frequent bus services as buses from the city centre to the Designer Outlet Park and Ride run along Fulford Road. However, given the size and depth of the site it is likely that many areas of housing will fall outside 400 metres walking distance to a bus stop. This issue would need to be factored into site planning and the sustainable transport provision overall.</p> <p>There are existing significant issues with traffic congestion in this area along Fulford Road. The base traffic situation on the A19 is that it is at or is exceeding capacity in the vicinity of Heslington Lane/Broadway. Further development in this location is likely to exacerbate congestion and negatively impact on car journey time. Further detailed modelling is required to the potential implications of the site. The site is not going to be released until 2031 and therefore up-to-date transport modelling will be required to understand the impact of development following implementation of other site allocations in the Local Plan and to identify applicable mitigation. .</p> <p>The site currently has good transport links but is located on the already congested Fulford Road, for this reason it has been assessed that development could have both a significantly positive effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> The impact from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated. <p>Assumptions</p> <ul style="list-style-type: none"> The existing transport routes can be linked into the new development. That the existing bus services continue into the future. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of congestion as result of this development as a result of its occupation. The behaviour of future occupiers and their travel needs. The future baseline in relation to traffic movements and congestion.
7. To minimise greenhouse gases that cause climate change and deliver a	<p>Reduce or mitigate greenhouse gas emissions from all sources;</p> <p>Plan or implement adaptation measures for the likely effects of</p>	<p>+</p>	<p>+</p>	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents.</p>

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<p>managed response to its effects.</p>	<p>climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.</p>				<p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction applied on Strategic Sites should help to ensure that new development minimises emissions. This site could contribute as its size would enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on greenhouse gases and ultimately, climate change. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. As this site meets the definition of 'sufficiently large' (>300 dwellings) it should be sure to comply with the heating and cooling hierarchy in policy CC3.</p> <p>The Renewable Energy Evidence Base (2014) states that this site has high potential for incorporating solar and medium potential for ground source heat pumps. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>Overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. However it is inevitable that the level of emissions from the construction and occupation of the site will have some negative impact. Ultimately the significance of the impact will depend upon masterplanning and implementation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings will conform to Part L of the building regulations (as updated) to ensure that dwellings are low carbon.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i> <i>The scale of effects as a consequence of residents is unknown.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural</p>	<p>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs);</p>	--		--	<p>Likely Significant Effects</p> <p>Preliminary evidence suggests that this site has limited biodiversity interest within it except for the potential for bats in the existing buildings for which f</p> <p>The main issue with this site is the proximity and relationship with Walmgate Stray. Walmgate Stray is a UK Priority Habitat for semi-improved grassland and is currently under Higher Level Stewardship and managed by a tenant farmer. Although preliminary work identifies a large area of open space will be retained on the eastern edge of Imphal Barracks, it is likely that new residents will also want to use/access the Stray for recreational purposes. Whilst this would be positive in providing access to the natural landscape, the land is managed with livestock which is likely to cause conflict with people trying to access the area for recreation, in particular dog walkers. Disruption that made it unviable to graze the land would force a change of management and the value of the grassland would potentially</p>

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environment.	<p>Create new areas or site of biodiversity / geodiversity value;</p> <p>Improve connectivity of green infrastructure and the natural environment;</p> <p>Provide opportunities for people to access the natural environment.</p>	<div style="background-color: red; width: 100%; height: 100%;"></div>	<div style="background-color: red; width: 100%; height: 100%;"></div>	<p>deteriorate as a result. Furthermore an increase in recreational disturbance could damage the habitat through trampling and nutrient enrichment from dog fouling. A recreation strategy, informed by a recreational study, will need to be implemented to ensure access to alternative openspace is in place to avoid potentially negative effects as a result of human interaction and mitigation measures will be required to ensure the land management can continue</p> <p>Further hydrological work is required to assess the potential impact on the Stray and to the value of the grassland. The area and adjacent surrounds are further afield; the hydrological scoping report undertaken on behalf of the landowner in March 2017 identified that up to three SSSI could be hydrologically affected.</p> <p>There are a high number of very good quality trees on the site that any re-development should seek to retain. Loss of trees/verge to Fulford Road may restrict development and their contribution to the public amenity and amenity of the development is very limited, and their loss is outweighed by the benefits of the development.</p> <p>There are potentially minor to significant negative effects identified on this objective due to the impact of development, both during short-term construction and long-term operation.</p> <p>Mitigation</p> <p><i>A comprehensive evidence base is required to understand the potential effects on Walmgate Stray and biodiversity interest within the site.</i></p> <p>Assumptions</p> <p><i>Walmgate Stray continues to contain UK Priority Habitats.</i></p> <p><i>That development would follow the mitigation hierarchy to avoid impacts then to mitigate unavoidable impacts, and, as a last resort, to compensate for any remaining impacts.</i></p> <p>Uncertainties</p> <p><i>Alternative designs which avoid impacts and mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and timing of development.</i></p>
9. Use land resources efficiently and safeguard their quality.	<p>Re-use previously developed land;</p> <p>Prevent pollution contaminating the land and remediate any existing contamination;</p> <p>Safeguard soil quality, including the best and most versatile agricultural land;</p> <p>Protect or enhance allotments;</p> <p>Safeguard mineral resources and encourage their efficient use.</p>			<div style="display: flex; justify-content: space-around;"> <div style="background-color: green; width: 15px; height: 15px; text-align: center; line-height: 15px;">+</div> <div style="background-color: yellow; width: 15px; height: 15px; text-align: center; line-height: 15px;">-</div> </div>

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SA Objective	Sub-objective (Will the site...?):	Allocation site 951		Alternative 1 site 937		Commentary*
						<p><i>strategy.</i></p> <p>Uncertainties</p> <p><i>n/a</i></p>
<p>10. Improve water efficiency and quality.</p>	<p>Conserve water resources and quality; Improve the quality of rivers and groundwaters.</p>	-		-		<p>Likely Significant Effects</p> <p>The site is not located within a Source Protection Zone. The increase in local population is expected to increase the demand on water resources, which has the potential for a negative effect on water quality. There is the potential for measures such as water metering, water harvesting and other efficiency measures to result in a reduction of per capita water consumption.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> • Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.

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				Uncertainties • n/a
11. Reduce waste generation and increase level of reuse and recycling.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	-	-	Likely Significant Effects An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill. Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible. Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes. Mitigation <i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i> Assumptions <i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i> Uncertainties <i>The level of waste processed during the construction and remediation phases is unknown.</i>
12. Improve air quality.	Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality;	---	---	Likely Significant Effects The site is based on Fulford Road which is an AQMA and already has significant congestion issues as the A19 is currently at or exceeding capacity in the vicinity of Heslington Lane/Broadway. There is potential for increased congestion/ traffic flows associated with both construction in the short-term such as on-site HGV movements, dust and emissions associated with the use of machinery and operational traffic in the long-term. Air quality levels should be monitored and managed as there are potentially adverse air quality implications for Fulford Road. When developed it is likely that travel will increase both towards the city centre and along the A19 through Fulford village to the outer ring road exacerbating air quality issues along the length of the road. Therefore a full air quality impact assessment will be required. Air quality issues as result of traffic may be reduced subject to the uptake and availability of sustainable transport modes. The scale of this is uncertain. Overall the impact of this site will likely be a significant negative but this is subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.

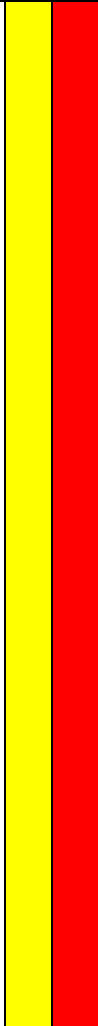
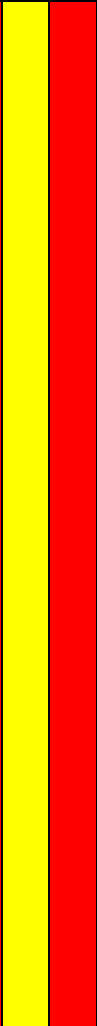
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SA Objective	Sub-objective (Will the site...?):	Allocation site 951	Alternative 1 site 937	Commentary*
	Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car.			<p>Mitigation</p> <p><i>Appropriate assessments undertaken to understand the traffic and resulting air quality impact of the site to enable air quality mitigation measures to be appropriately identified.</i></p> <p>Assumptions</p> <p><i>Air quality issues remain along Fulford Road at the time the site is available for development.</i></p> <p>Uncertainties</p> <p><i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i></p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs).	?	?	<p>Likely Significant Effects</p> <p>This development is located within Flood Zone 1 according to CYC's Strategic Flood Risk Assessment (2014), which is not a high risk flood zone.</p> <p>Surface water flooding is an identified issue within York and there is pressure on this site and the area in general at present in terms of drainage. The connectivity to the existing drainage network would need to be improved. This site would benefit from a comprehensive modern SuDS scheme and the drainage scheme would need to consider the impact on potential hydrological change on Walmgate Stray. This site has been assessed as having an uncertain effect on this objective as the effect is to be determined through evidence, masterplanning and implementation.</p> <p>Mitigation</p> <p><i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i></p> <p><i>Mitigation schemes need to consider in-combination effects on Walmgate Stray.</i></p> <p>Assumptions</p> <p><i>The development of the site would require mitigation for surface water and that the site remains in flood zone 1.</i></p> <p>Uncertainties</p> <p><i>n/a</i></p>
14. Conserve or enhance York's historic environment, cultural heritage,	Promote or enhance local culture; Preserve or enhance designated and non-designated heritage	?	-	<p>Likely Significant Effects</p> <p>This site contains two Grade II listed buildings and the Fulford Road frontage lies within the Fulford Road Conservation Area. However, as access to the area has always been restricted, no detailed assessment of the existing buildings has been carried out to determine if they merit designation. Historic England recommends that further assessment is required so that the issue of designation can be addressed. Therefore further work needs to be done on understanding the existing structures and if they warrant listing.</p>

ST36: Imphal Barracks, Fulford Road

(Site ref: 951)

SA Objective	Sub-objective (Will the site...?):	Allocation site 951	Alternative 1 site 937	Commentary*
<p>character and setting.</p>	<p>assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper.</p>			<p>The Fulford Road Conservation Area boundary currently makes only a minimal incursion into the potential site as this was based only on assessments undertaken from the road itself given the restricted access of the site. It is likely that revision will take it further into the boundary of the Imphal Barracks site. Therefore the existing buildings need to be assessed as a group to understand whether they contribute to the conservation area and should be included in an appraisal update. The parade ground is also an important feature of the current site which needs to be retained in any future designs to compliment the understanding of the history of the site.</p> <p>The Keep on Fulford road is the most prominent building in the conservation area and there is potential that it would be lost through inappropriately sized new buildings. New buildings should be appropriately sized and scaled in order for The Keep to retain its stature.</p> <p>Poor architectural design would be detrimental to the conservation area and the high quality of buildings and craftsmanship in York. Poor design may impact upon the setting of Listed Buildings and the character of the conservation area. Opportunity to create well designed housing which could reflect some existing military 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.</p> <p>This site does not exist as an army barracks in isolation and has linkages to other military sites across the city and is linked to the development of York as a garrison town and this history should be reflected in any potential scheme.</p> <p>It will be necessary to identify the presence and assess the significance of archaeological deposits on the site. The HIA identified that there is a reasonable potential for survival of prehistoric and Roman British features and deposits as well as medieval and later exploitation and occupation of the site. There is also high potential for discovering water logged deposits which would be of high significance and may need to be preserved in-situ – this needs to be taken into consideration through the hydrology plan/study. An archaeological evaluation consisting of geophysical survey and excavation of trenches will be required. This will be used to assess the significance of archaeological features and deposits and will allow decisions about the scale and form of future mitigation measures on the site.</p> <p>The site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. In order to masterplan appropriately further heritage based and landscape evidence and strategies should be developed to ensure loss or minor harm is minimised.</p> <p>On balance, impacts have been identified as predominantly uncertain due to the requirement for further assessment and potentially significantly negative on the historic environment subject to the outcomes of this work. The impacts identified will be better understood following further evidence,</p> <p>Mitigation</p> <p><i>Comprehensive evidence base is required to understand the heritage assets on the site and potential impact as a result of development.</i></p> <p><i>Masterplanning needs to take considerations of the views on site to ensure that they are not obstructed through development. Further analysis is required.</i></p> <p><i>In defining the development, the strong identity of the site needs to be taken into consideration so that this is not lost through merging with existing development.</i></p> <p>Assumptions</p> <p>n/a</p>

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						Uncertainties n/a
15. Protect and enhance York's natural and built landscape.	Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.	?	-	?	-	Likely Significant Effects Walmgate Stray is a UK Priority Habitat for semi-improved grassland and is currently under Higher Level Stewardship management. An increase in people, particularly dog walkers, on the Stray may lead to a change in land management i.e. no longer grazed which may lead to a deterioration of the grassland. Walmgate Stray (adjacent) has an historical link to the 18th century barracks, separation of the barracks site and Walmgate Stray would have a detrimental impact on the historical link between the two areas. Alternative 1 may therefore have greater effects as a result of development in comparison to the allocation which allows a buffer between the two. As mentioned in objective 14, there is potential loss of Military history/significance on the site and loss of association with other military related buildings in Fulford. It is important that the site's military history is reflected in any re-development, for example the parade ground should be retained with the design of the re-development. The potential expansion of Fulford Road Conservation Area would be a significant positive but is currently uncertain and subject to assessment. Buildings of an inappropriate height may disrupt the local character and setting, overshadow listed buildings and/or obstruct views of local features. Views analysis is required. There are a high number of very good quality trees on the site, impact of development may be detrimental to trees and the rural character within and surrounding the site. There is potential loss of trees/verge to Fulford Road if road is widened in relation to the development of the site. On balance, re-development of the site could have potentially significant negative impacts on the natural and built landscape subject to high quality masterplanning and the implementation of a comprehensive landscape scheme incorporating the military history of the site. Mitigation <i>Implementation of a landscape strategy incorporating mitigation measures.</i> <i>Identification of views on the site to help inform the landscape strategy should be undertaken. This will help to maximise opportunities for informing the masterplanning process and increase design quality.</i> Assumptions <i>A former industrial site can be enhanced through re-development.</i> Uncertainties <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i> <i>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</i>

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SA Objective	Sub-objective (Will the site...?):	Allocation site 951	Alternative 1 site 937	Commentary*
Summary				
<p>There could be a permanent significant positive effect on objective 1 due to the scale of the site and its proximity to the city centre. Objective 5 has also been assessed as a significant positive effect due to the provision of social housing on site, good provision of local services/facilities and proximity to Fulford Road Police Station. Objective 12 has a significant negative effect due to the fact that site borders Fulford Road Air Quality Management Zone. There are also potentially significant negative effects on objective 8 due to the impact development, both during construction and later occupation, would have on neighbouring Walmgate Stray which is a UK Priority Habitat.</p> <p>The site could have both a significant positive and significant negative impact on objective 6 because whilst the site is close to the city with very good soft transport links it does border Fulford Road which already has significant congestion problems. Objectives 14 and 15 are also uncertain and significant negative effects because of the potential for the expansion/identification of heritage assets on site, the scale and significance of which is currently unknown.. Objective 4 (jobs) has been assessed as a significant negative effect because redeveloping barracks necessitates the loss of a specialist employment site however there is a minor positive effect as the development will create/sustain a number of construction jobs in the short term and in the medium to long term the expansion of services/facilities will also create some jobs.</p> <p>Objective 2 is significantly positive because the site is very well located for services and facilities, transport links and open space. A minor negative effect due to lack of existing healthcare within 800m and potential impact on health as a result of poor local air quality.</p> <p>Objective 9 is both minor positive and minor negative as the site is mixed brownfield /greenfield and increased recreational impacts on Walmgate Stray is likely to have negative impacts. Objective 7 is also both minor positive and minor negative because whilst emissions during construction and occupation can be minimised through the delivery of a low-carbon construction/energy generation strategy but the extent to which they are successfully minimised is set to be determined through masterplanning and implementation. Objective 3 is assessed as potentially minor positive because of training during construction and uncertain effect relating to unknown additional pressure on local schools.</p> <p>Objectives 10 and 11 and are assessed as negative effects because the development of this site for residential dwellings will almost certainly increase the density of development. Though both of these impacts can be mitigated to some extent it is unlikely that during construction or later occupation the water quality will improve or the volume of waste generated will decrease.</p> <p>Effect on objective 13 is uncertain at this stage because whilst the site is not in a flood zone drainage is of some concern, effect on this objective as the effect is to be determined through later masterplanning.</p>				
Alternative				
<p>The alternative scores the same as the allocation given the overlap in boundary. However, the site may have greater effects as a result of inclusion of land to the east adjoining Walmgate Stray, particularly on objective 8 (ecology) and objective 15 (landscape).</p>				

Key	
Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

(Allocation Site ref: 246)

ST37: Whitehall Grange

Overall assumption:

This site has extant outline planning permission (17/01446/OUTM) to be implemented. The permission is for the demolition of existing buildings and the use of the land as a car storage facility for up to 2000 cars. A 2-storey, 3000sqm office building for approximately 200 staff would be located at the northwest corner of the site. The proposal includes an internal circulation road, areas of hardstanding surfaced in grasscrete (which would occupy most of the site), a small security gatehouse, lighting and landscaping. Access would be taken from the existing access onto Wigginton Road. The entrance gateway would be set back to allow for a car transporter to pull up off the public highway.

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	<p>Likely Significant Effects</p> <p>The site has planning permission for employment use. As an employment site there are not expected to be any new dwellings on the development. This has therefore been assessed as having a neutral effect against this objective</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not 	0 -	<p>Likely Significant Effects</p> <p>The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, consideration for green infrastructure and sustainable travel modes relevant to an employment use. .</p> <p>There is no access to doctors within 800m of the site although access to communities facilities may not be required as part of employment use.</p> <p>In the short term, construction noise may cause temporary disturbance to the adjacent business park but given the use of the site for car storage it is unlikely that that there will be significant noise in the long-term. In addition, given the location of the site near to major roads and the proximity of industrial and commercial uses nearby, the general background noise level in the area is likely to mask any noise produced by the development.</p> <p>The site previously formed part of a military airfield. The submitted geoenvironmental appraisal report for the application did not highlight concerns but further investigation is required. If contamination were to be found, appropriate remedial action would be required to ensure that the site is safe and suitable for its proposed use.</p> <p>Considered to potentially be localised air quality issues but also improvement to the Leeman Road/ Salisbury Terrace AQMA area by the</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	pose unacceptable risks to health.		relocation of this business. It is anticipated that a neutral to minor negative effect will arise on this objective. Mitigation <ul style="list-style-type: none"> • <i>A noise assessment and strategy would be required.</i> Assumptions <ul style="list-style-type: none"> • <i>That the contaminated land assessment relates to the extent of land proposed for allocation.</i> Uncertainties <ul style="list-style-type: none"> • <i>n/a</i>
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> • Provide good education and training opportunities for all; • Support existing higher and further educational establishments for continued success; • Provide good quality employment opportunities available to all. 	+	Likely Significant Effects In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. The level of training and skills development in associated industries would be dependent upon employment practices in the companies and market forces. There may also be longer term training opportunities available at the business on the completed development. It is therefore anticipated that there will be a minor positive effect on this objective. Mitigation <ul style="list-style-type: none"> • <i>n/a</i> Assumptions <ul style="list-style-type: none"> • <i>n/a</i> Uncertainties <ul style="list-style-type: none"> • <i>n/a</i>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • Deliver and promote stable economic growth; • Enhance the city centre and its opportunities for business and leisure; • Provide the appropriate infrastructure for economic growth; 	++	Likely Significant Effects The development is expected to generate around 200 long term jobs, which would have a significant benefit for employment and economic growth. This would also help support business success. It is considered that the range of uses proposed for this site (B8/ B1a) will not detract from the city centre and may offer expansion to existing uses on the business park. The officer report recognises that this proposal has overriding economic benefit to York given that the relocation to a consolidated, fit-for purpose facility at Whitehall Grange would provide significant benefits for the business, the local car dealerships and the local economy in general. The site would also enable the business to continue to grow, as it has since its establishment in the 1990s. Temporary construction jobs would also be generated as a result of the development of the site. This has been assessed as a significant positive effect. Mitigation

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Support existing employment drivers; Promote a low carbon economy. 		<ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Number of jobs is the same as the outline consent <p>Uncertainties</p> <ul style="list-style-type: none"> The number of jobs to be delivered.
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	<p>Likely Significant Effects</p> <p>As the development is envisaged for employment (predominantly storage use) and therefore will not deliver facilities or housing in the development. As such, this has been determined as a neutral effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	--	<p>Likely Significant Effects</p> <p>The size of the employment development may also generate additional car journeys which could result in additional peak hour traffic follow onto the surrounding highway network. The most effects will be on the A1237 which is already known through the transport study to be congested at peak hours of travel.</p> <p>The consented planning permission is for a city-centre company to relocate. Through the application they consider that this will provide sustainability benefits as movements would be taken out of the city and there would be shorter journeys for collections and deliveries. However, the site is in an unsustainable location in that it is not well served by public transport and the characteristics of the site deter travel by sustainable modes of transport. As such the proposed office accommodation would significantly be reliant on the use of the private car. Pedestrian links and cycle routes are also limited. Furthermore, the usage of the site for car storage promotes car travel to and from the site in its nature.</p> <p>The officer report for the planning consent notes that the site access is 150m from a footway leading to the outer ring road and 464m away from the nearest footway on Clifton Moorgate. The approach to the site has no dedicated cycle lanes or routes and therefore is unappealing and potentially unsafe for all but the most experienced cyclists. The site is on the route of an infrequent bus service, where bus stops are inaccessible to pedestrians from the site. The verge on Wigginton Road is too narrow to install a suitable footway and successfully leave room to maintain the ditch alongside without land negotiation and/or works to culvert the ditches.</p> <p>A significant negative effect is therefore anticipated for the site given limited sustainable access and reliance on car trips.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Opportunities to make the site and new buildings suitable for cyclists e.g. cycle stands and showers should be incorporated into the

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p><i>design.</i></p> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Improvements to the bus network do not improve over time.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> • Reduce or mitigate greenhouse gas emissions from all sources; • Plan or implement adaptation measures for the likely effects of climate change; • Provide and develop energy from renewable, low and zero carbon technologies; • Promote sustainable design and building materials that manage the future risks and consequences of climate change; • Adhere to the principles of the energy hierarchy. 	<p>--</p>	<p>Likely Significant Effects</p> <p>An increase in greenhouse gas emissions is anticipated during construction due to an increase in HGV movements, energy consumption for construction, and the embodied carbon of materials.</p> <p>The size and natures of the employment use consented would also generate additional car journeys, which will result in additional peak hour traffic follow onto the surrounding highway network.</p> <p>The site is identified as being remote from bus routes (both frequent and infrequent). As such it is anticipated that there will be a reliance upon travelling to the site by private car.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. Development should use the BREEAM standards to achieve a high quality construction and sustainable outcome to minimise/offset effects.</p> <p>A significant negative effect is therefore anticipated for climate change.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Opportunities to make the site and new buildings suitable for cyclists e.g. cycle stands and showers should be incorporated into the design.</i> • <i>Use BREEAM to ensure construction of buildings is high quality and sustainable.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Government standards for buildings will continue to apply.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The scale of renewable energy on site is uncertain.</i>
<p>8. Conserve or enhance green</p>	<ul style="list-style-type: none"> • Protect and enhance international 	<p>-</p>	<p>Likely Significant Effects</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<p>and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ;</p> <ul style="list-style-type: none"> Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 		<p>This type of development is unlikely to have significant impacts on the nearest Site of Special Scientific Interest, which is 2.2km from the application site. Amphibian surveys were undertaken in 2015. Great crested newts were found to be breeding in several ponds in low numbers, the closest being about 140m east of the site. There is a residual risk that there could be an impact on great crested newts through site clearance and construction. The officer report for the consent notes that the approach to address this residual risk by reasonable avoidance measures is accepted, which should set out in detail the methods of working on site and the action to be taken if any newts were to be found.</p> <p>The buildings on site are assessed as having negligible-low potential to support roosting bats through undertaking a detailed daytime inspection. The outbuildings and farm house are in good condition with few roosting opportunities for bats and no further surveys were recommended. The site is not considered to contain any habitats of high foraging/commuting value for bats, apart from the boundary hedgerows which will be retained and enhanced.</p> <p>The proposed grasscrete-type ground reinforcement surface would provide a good opportunity to enhance this for wildlife by sowing it with a native and appropriate wildflower grassland mix. The suggested species for the proposed native hedgerow and hedge tree planting as set out in the application are considered to be appropriate. There would be an area of retained pasture land at the front of the site (to Wigginton Road). There is an opportunity to enhance this for wildlife by sowing and managing a native meadow mix followed by low density grazing. It is considered that lighting should be kept to a minimum and be directed away from adjacent habitat to minimise potential impacts on wildlife.</p> <p>Any development would need to identify the potential impact of the application site in light of the surrounding identified biodiversity which is identified as importance. Disturbance from people is likely to be limited given that it is proposed employment use.</p> <p>As such, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The phasing of the development should take account of lifecycles of key species on site and in the adjacent protected areas.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>That the mitigation measures identified within the application are adopted and remain valid.</i> <i>That there will be no direct or indirect effects upon existing or proposed nature conservation sites.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The type and location as well as mitigation measures are to be determined through masterplanning. This creates uncertainty as to the scale and significance of any effects.</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; 	---	<p>Likely Significant Effects</p> <p>The site is an area of grade 3 agricultural land, so its development would result in the loss of versatile agricultural land. This would not support the reuse of previously developed land.</p> <p>The site previously formed part of a military airfield. The submitted geoenvironmental appraisal report for the application did not highlight concerns but further investigation is required. If contamination were to be found, appropriate remedial action would be required to ensure that the site is safe and suitable for its proposed use.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Safeguard mineral resources and encourage their efficient use. 		<ul style="list-style-type: none"> <i>A gas risk assessment should be produced to support a planning application.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>The development is not located in a groundwater Source Protection Zone or within 250 of any watercourses.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency. Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>The businesses will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of waste processed during the construction and remediation phases is unknown.</i>
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The closest AQMA is located over 500m away from the site, however this has the potential to be affected by the additional traffic generation from the completed development. The increased number of vehicles in the area may have a localised adverse impact on air quality. Furthermore, Autohorn's relocation would result in a slight reduction in existing vehicle movements within the Leeman Road/ Salisbury Terrace Air Quality Management Area AQMA. Nevertheless, in line with the Council's Low Emission Strategy and the NPPF, developers are required to demonstrate that they are making all reasonable efforts to minimise total emissions from development sites.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of the workforce in the long-term.</p> <p>There is a lack of sustainable travel options available to future occupiers of the employment site. In conjunction with Local Plan policies to promote sustainable transport, it is assumed that car use will be minimised where possible to reduce transport emissions.</p> <p>Overall a negative effect is anticipated due to the increase in construction emissions and residents' traffic movement, in addition to the expected uptake of sustainable transport.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	transport network to minimise the use of the car.		<p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	0	<p>Likely Significant Effects</p> <p>This development site is predominantly flood zone 1 which is an area of low flood risk. Surface water management will need to be considered. This site is a greenfield site and would require a run-off rate no higher than existing rates on site in accordance with the Flood Risk Strategy (2015). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose openspace to minimise further flood risk as a result of any development.</p> <p>The applicant proposes to attenuate the surface water run-off on site and discharge it into a drainage ditch alongside Wigginton Road. The council's flood risk officers are content with the proposals subject to the ditch and related pipework first being cleared of debris and obstructions, which has been agreed by the applicant.</p> <p>The impact on this objective has been identified as positive given that there are no areas of high flood risk.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs. Ongoing flood risk management planning is undertaken and fed into the masterplan of the site. <p>Assumptions</p> <ul style="list-style-type: none"> The development of the site would require mitigation for surface water. Flood risk and surface water management is agreed with CYC and remains valid. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
14. Conserve or enhance York's historic environment, cultural heritage, character and	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; 	-	<p>Likely Significant Effects</p> <p>The HIA and Officer report for the application concur. Both recognise that the site is located outside of the Central Area of Archaeological Importance but is in an area which contains nationally significant undesignated heritage assets. A desk-based assessment (2015) flagged up the possibility of prehistoric and Romano-British remains on the site. In addition to this, from the 1930s the site was occupied by a civil, and later military, airfield. A number of structures relating to the airfield are still evident. The airfield contains practice trenches and an</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
setting.	<ul style="list-style-type: none"> Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 		<p>aircraft dispersal pen. The pen is of particular importance - other examples in the country are designated heritage assets. The site requires further archaeological investigation in the form of geophysical survey followed by the excavation of trial trenches. The dispersal pen and its adjacent tarmac apron would ideally be retained as part of a landscape feature. The pen would require recording and, be assessed for consideration for designation.</p> <p>Further assessment is therefore required to establish the importance of archaeology on site.</p> <p>This site is assessed as having a minor effect on archaeology subject to the further investigations on site which may lead to greater effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Archaeological assessment and evaluation will be required to identify archaeological features and deposits. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
15. Protect and enhance York's natural and built landscape.	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	- -	<p>Likely Significant Effects</p> <p>The HIA identifies that development of this site would bring the commercial area of Clifton Moor up to the ring road. However, the rural surrounds of the ring road in this area has already been compromised by existing commercial activity. Development of this plot would also bring the commercial area of Clifton Moor closer to the western edge of New Earswick. The site is also identified as part of a green wedge within the historic character and setting evidence base which runs towards the city. Development of this site would narrow the wedge.</p> <p>The officer report for the consent states concurs and provides more detail in relation to the landscape context. The report recognises that the site lies within a green wedge in which there is a strong sense of countryside and openness north and south of the ring road. The green wedge extends northwards from the city centre to beyond the outer ring road and includes Bootham stray. Whilst the quality of the landscape of the green wedge is to a degree compromised by the presence of various disparate structures, the application site is fundamentally open, green, and of a countryside nature. Urban elements interrupt the clarity of this section of green wedge and reduce its landscape quality but, in essence, Wigginton Road passes through open space. This openness is the predominant and defining characteristic of the immediate area and which contributes to the setting of the historic city of York and therefore also contributes to the purposes of Green Belt. The proposed development would cause further disruption to the essentially open landscape.</p> <p>The strays and the views of The Minster are key characteristics of York, identified in the 'York Heritage Topic Paper'. The site contributes to the openness associated both with views of the Minster and Bootham stray. The distant view of The Minster from Wigginton Road contributes to the historic setting of the city. Despite the slightly degraded landscape, the existing view is still, fundamentally, fairly typical i.e. a foreground of fields with The Minster in the distance.</p> <p>The scale of the development is substantial; the car storage areas would be a constructed surface, very different to grazed pasture or arable land. The development would retain a degree of openness and a view of the Minster over the tops of the cars and hedges. However, the character of the landscape would be permanently changed by way of the extent of hard standing and the quantity of cars. The introduction of additional hedging and trees would increase the quantity of landscape features within the site but would be counteracted by the loss of open natural grassland.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Mitigation proposed through the application seeks to mitigate potential impacts. The layout and landscape proposals have been revised to provide a uniform width of existing 'pasture' alongside Wigginton Road. This would assist in retaining some landscape connectivity between the land to the west of Wigginton Road and Bootham Stray to the east, and lessen the visual impact of the development and its impact on landscape character. Lighting is proposed to be low level to seek to minimise its impact.</p> <p>Overall, the site has been identified to significantly negative impacts on landscape. Whether the scale of these impacts reduce will be dependent upon implementation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Landscape assessment and mitigating measures are required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>Summary</p> <p>The proposed development has resulted in significant positive effects being recorded against Objective 4 (jobs) due to the significant economic benefit the site is considered to bring to York.</p> <p>Significant negative effects have been identified against Objectives 6 (travel) and 7 (greenhouse gases) due to the lack of sustainable transport options available to access the site. A significant negative is also identified for objective 9 (land use) given this is predominantly a greenfield site in agricultural use. A significant negative is also recorded for objective 15 (landscape) given the location of the site in the green wedge and contribution to openness.</p> <p>The development has been assessed as having a minor positive effect against Objectives 3 (education and training) during the construction period and future operation, although both opportunities will depend upon training opportunities promoted by employers.</p> <p>A minor negative effect has also been assessed against Objective 8 (green infrastructure) due to the proximity to ecological potential. Objective 10 (water efficiency) has been appraised as a minor negative effect due to the increase in water demand and consumption associated with new development. Objective 11 (waste) has also been assessed as a minor negative effect due to the increase in waste generation from construction and the occupants. Objective 12 (air quality) is also assessed as minor negative. In accordance with the findings of the HIA, Objectives 14 has been assessed as having a minor negative effect due to the archaeological potential of the site.</p> <p>A mixed neutral and minor negative was identified for objective 2 (health) to reflect the potential for noise and air quality issues which are potentially acceptable as recorded as part of the permission.</p> <p>A neutral effect was identified on Objective 1 (housing) and Objective 5 (equality) given this is an employment site and will not contribute to housing or access to facilities. Flood risk (objective 13) is also neutral due to low flood risk subject to implementation of sustainable drainage techniques.</p>			

Appendix I - Appraisal of Strategic Sites

Part 2 – Alternative Strategic Sites and their boundary alternatives

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SITE REF: 864 – LAND TO THE NORTH OF ELVINGTON INDUSTRIAL ESTATE	465

Site 148 - Land at Moor Lane, Woodthorpe (Former ST10/SF12)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	++	<p>Likely Significant Effects</p> <p>The site is expected to deliver up to 472 new dwellings which would help meet the needs of the local population through the delivery of new homes in an area of housing need. Based upon policy H10, this site should provide 30% affordable housing as part of the development.</p> <p>Due to the scale of the development it is likely that some facilities would need to be included on site.</p> <p>This has been assessed as a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <i>It is assumed that no retail or community facilities will be included in the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The final number of homes developed on this site will be subject to masterplanning and an associated planning application.</i>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; 	+ -	<p>Likely Significant Effects</p> <p>The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes. This would ensure that commensurate openspace to the population is included in the development.</p> <p>The residential areas adjacent to the development have the potential for short term noise disturbance during the construction period, which could cause negative health effects. In the longer term, health effects from noise are not anticipated. It is likely that there will be impacts on neighbouring areas for the duration of the construction period from increased trips and noise connected with HGVs and construction vehicles for example. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>There are unlikely to be any air quality impacts arising affecting peoples health from this development. However, the possible noise and vibrations from proximity of the railway line would need to be assessed further.</p> <p>Doctors are partly accessible within 400m of the site but the capacity of these is unknown.</p> <p>No issues with land contamination have been identified given the site is in agricultural use. Given the agricultural use, there is no formal openspace on site but there is a number of types within 400m. This would need to be incorporated into any design.</p> <p>As a result of the above, a mixed minor positive and negative effect has been determined against this objective.</p> <p>Mitigation</p>

Site 148 - Land at Moor Lane, Woodthorpe (Former ST10/SF12)

SA Objective	Sub-objective (Will the site...?):	Effects		Commentary*
	<ul style="list-style-type: none"> Ensure that land contamination/pollution does not pose unacceptable risks to health. 			<ul style="list-style-type: none"> Access to cycle and footpaths should be included in the development. A glazing and ventilation strategy should be in place for the homes. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of opportunities for walking and cycling are uncertain. The level and type of open space proposed in the development is uncertain.
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	?	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>There is a primary school located within 400m for part of the site and there are no secondary schools within this distance. The extent of additional capacity to accommodate students from the new development would need to be established. A nursery is accessible from the site.</p> <p>Site promoters also consider that, for a larger site, a community facility could be incorporated in relation to Askham Bogg which would be positive in developing skills and knowledge connected to the natural environment.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.</p> <p>It is therefore anticipated that there will be a mixed minor positive and uncertain effect as a result of the skills development through the construction period and the limited availability of local schools.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that local schools would have capacity for additional students from the development. It is assumed that the scale of the development does not warrant the inclusion of a new school. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the development's completion and occupation.

Site 148 - Land at Moor Lane, Woodthorpe (Former ST10/SF12)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	<div style="display: flex; align-items: center; justify-content: center;"> + - </div>	<p>Likely Significant Effects</p> <p>In the short-medium term, temporary construction jobs are expected to be generated through the development of the site. If community facilities or shops are included in the development, then there may also be the long term generation of a small number of jobs on the development but this would not be significant in quantity.</p> <p>The site partly has access to a non frequent bus route and frequent bus routes within 1km to the west (including a park and ride). In addition, the site is within 15 mins cycle of the train station, albeit in the outskirts of the urban area. Sustainable travel options would be positive for workers to commute.</p> <p>There are no significant employment opportunities in the close vicinity of the development, with the exception of York Higher Educational College. The development would support the workforce in York through provision of housing.</p> <p>The site has facilities within walking distance which would be positive in reducing the need to use the car.</p> <p>Initial evidence from the site promoters state safe pedestrian and cycle routes are a priority and the scheme proposed will maximise opportunities for non-car travel. A Travel Plan will be implemented to encourage the new population at Moor Lane to use the Park & Ride other non-car modes of transport.</p> <p>Overall this has been assessed as a minor positive effect in the short term and neutral effect in the medium to long-term, as the scale of job generation will be limited.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site. It is uncertain whether local facilities will be included in the development.
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable 	<div style="display: flex; align-items: center; justify-content: center;"> + </div>	<p>Likely Significant Effects</p> <p>The development of the site may help address deprivation inequalities through the provision of affordable housing. Based upon policy H10, this site should provide 30% affordable housing as part of the development.</p> <p>Local facilities including a convenience shop and primary school are partly within 400m of the site. This provides accessible facilities for residents on the development. Due to the size of the development significant new facilities are not expected to be incorporated; however development may support additional local facilities and support the vitality of other local facilities..</p> <p>In order to secure equality of access, sustainable transport infrastructure should be improved to enable connectivity with popular destinations.The</p>

Site 148 - Land at Moor Lane, Woodthorpe (Former ST10/SF12)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
	<p>housing to meet demand;</p> <ul style="list-style-type: none"> • Help reduce homelessness; • Promote the safety and security for people and/or property. 		<p>site has some access to non frequent and frequent bus routes with walking distance, which is positive for connectivity. This should be enhanced further through the creation of pedestrian and cycle access improvements.</p> <p>Overall this has been assessed as minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Assumed that local services have the capacity to expand for new residents.</i> • <i>Assumed that affordable housing would be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>It is uncertain whether the development will deliver additional new facilities.</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development</p> <p>In order to secure equality of access through sustainable travel and avoiding the need to use a car, investment in infrastructure would be required to enable connectivity with surrounding neighbourhoods, the city centre and other popular destinations. The site has an existing access off a minor road (Moor Lane) to enable initial access on to the site but further strategic connections for pedestrian and cycle routes would be required to integrate the site into the existing network.</p> <p>There are existing facilities available within close proximity of the site. However, the scale of the site means it is likely to generate additional facilities. Access to local facilities should help to minimise trip generation and the need to travel by car to access local facilities.</p> <p>The location of the development is not in close proximity to major employment destinations and therefore may become a commuter hub for other locations. The site is in close proximity to the A1237, A64 and Tadcaster Road (A1036) provides good road links to the city centre and well as to the wider region.</p> <p>The site itself may exacerbate congestion in the area, particularly at peak times, given its scale and location near the western section of the ring-road, which is known to be at capacity. Further work needs to be undertaken in order to understand the full implications for the development and the opportunities to mitigate any identified effects.</p> <p>On balance, minor positive and negative impacts have been identified against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A significantly more frequent bus route and options for sustainable modes of travel should be introduced to promote non-car journeys.</i> • <i>Further strategic connections for pedestrian and cycle routes should be included to integrate the site into the existing network.</i> <p>Assumptions</p>

Site 148 - Land at Moor Lane, Woodthorpe (Former ST10/SF12)

SA Objective	Sub-objective (Will the site...?):	Effects		Commentary*
				<ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The behaviour of future occupiers and their travel needs.
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	-	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and uptake of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the 'Greenest city in the North' (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain.

Site 148 - Land at Moor Lane, Woodthorpe (Former ST10/SF12)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	<p>--</p>	<p>Likely Significant Effects</p> <p>Askham Bog Site of Special Scientific Interest (SSSI) lies at its nearest point 200m south of the 17ha site. The SSSI is considered one of the most botanically biodiverse sites in the region. The SSSI is also of national significance; designated as a result of its lowland fen, marsh and swamp habitat which is considered to be secondary raised bog, and the associated invertebrate assemblage it supports, including scarce beetles and moths. The unique flora and fauna have developed as a result of the geology and hydrology of the site. In addition the site provides habitat for notable birds of conservation concern. CYC, key stakeholders and site promoters have identified that development of the site has potential to impact on the integrity of the SSSI through:</p> <ul style="list-style-type: none"> Changes to the hydrology of the SSSI in quantitative terms, Changes to the hydrology of the SSSI in qualitative terms, Disturbance impacts through increased unregulated recreational use, Disturbance impacts through increased domestic pet/ pest predation. Impact on SSSI invertebrate assemblage through loss of adjacent habitat <p>Impact on SSSI from wider urban edge effects including (but not limited to) fire, vandalism, fly tipping, introduction of invasive non-native species etc.</p> <p><u>Ecology</u></p> <p>Evidence submitted by the site promoter includes a hedgerow survey, arboricultural assessment, breeding bird survey, bat activity survey and bat roosting assessments of suitable trees and buildings, badger survey, great crested newt surveys of the site and Askham Bog SSSI, reptile survey and an aquatic invertebrate survey of both the site and SSSI. This evidence suggests that, like much intensively managed agricultural land the majority of the site's ecological value is in its boundary features including species-rich hedgerows, ditches, mature trees with potential bat roosting habitat and several ponds, with the presence of great crested newts confirmed in one. The ecological surveys found that there is little interrelationship between the agricultural habitats within the Moor Lane site and the fenland habitats within Askham Bog due to their different physical attributes: The site being a working arable farm landscape designed to be intensively managed and to shed water from the land, whereas Askham Bog is a peat bog based habitat. The detailed invertebrate survey was commissioned and undertaken from a specialist entomological consultant and did not record any notable species within the site. It also highlighted that those species existing within the Bog are threatened by evidence of pollution and the presence of invasive non-native plants, which the survey concludes is a serious problem.</p> <p><u>Hydrology</u></p> <p>A detailed and robust understanding of the existing hydrological relationship between the development site and the SSSI is required to form an essential baseline to the consideration of any development, surface water management, and ecological mitigation proposals. The valuable fenland habitats of the Bog and their ecological interest depend on the maintenance of a specific hydrological regime, any change to the hydrology, in water quality, reduction in water input or increase in water input could significantly impact the SSSI. A programme of monitoring has been undertaken by the site promoter as part of supporting a larger [rejected] site but consideration of this evidence remains valid for this site.</p> <p>It is considered that the baseline and monitoring evidence submitted by the site promoter does not present sufficient avoidance/mitigation to satisfy that no adverse effects would be experienced on the hydrological regime of the Bog. Natural England concur with this conclusion and in addition, consider that this site could not be delivered without significant harm to the interest features of the SSSI.</p> <p>In terms of hydrological impacts, site investigation and desk based assessment has been undertaken by site promoters to understand current</p>

Site 148 - Land at Moor Lane, Woodthorpe (Former ST10/SF12)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
			<p>conditions and relationship between the site (and a larger rejected site) and the SSSI. Existing third party data relating to the surrounding hydrological regime has also been interrogated. The work concludes that existing groundwater quality is satisfactory and that the hydrological relationship between both site extents and the designated SSSI is likely to be limited. As a result, they consider that:</p> <ul style="list-style-type: none"> • There is no direct hydrological connectivity between the site and Askham Bog; the Bog is not fed, supported or maintained by groundwater or surface water from the Moor Lane site, being principally rain-fed. • The field drains within the site flow into the Holgate Beck which flows along the northern edge of the Askham Bog and further downstream into York itself, with the flows controlled by a foul pumping station at Moor Lane. This pumped system means that the area around the Bog and close to Moor Lane can be prone to localised flooding and risk of pollution. <p>The proposed appropriate drainage strategy detailed by the site promoter includes</p> <ul style="list-style-type: none"> • Maintenance of flow rates; ensuring that the flow in the existing watercourses and current greenfield rates of surface water runoff from the site are maintained through the use of attenuation features; • Enhancement of runoff water quality; at present the arable farming practices risk pollution by pesticides and nitrates. Scope exists to enhance the quality of water runoff into the surrounding watercourses through the use of Sustainable Drainage Systems (SuDS) and other water treatment measures; • Flood alleviation; providing additional storage areas to help manage local flooding from the Holgate Beck; • Extreme event protection; designing in features to protect for extreme events; and • Enhancement of biodiversity and recreation. <p>However, attenuation measures will likely need to be designed in such a manner that a failsafe approach to insulate the SSSI from any failure or overtopping is ensured. It is unclear at this time whether this is likely to be feasible in engineering terms and viable, and what the environmental and heritage related impacts of the approach might be. This lack of clarity is currently compounded by the lack of certainty around baseline hydro-geological conditions.</p> <p>Natural England (June 2016) have “clarified [in further advice to the site promoter] that there is important hydrological connectivity between the marginal area of the Bog and Askham Bog Drain in particular”. In addition, they state that “there remains a difference of opinion in relation to the connectivity between Askham Bog SSSI and the Askham Bog Drain along the northern boundary of the SSSI and we do not agree that there is negligible connectivity between the site and the Bog during low flow events. If low flows are exacerbated by the development, they may have an impact on the habitat function of the Bog. Consequently it is not possible to state that hydrological issues have been fully addressed. That said, as stated in our previous letter of 22 April Natural England do consider that despite this difference of opinion there are technical/ engineering solutions available to mitigate potential hydrological impacts resulting from a development in this location. Such measures are likely to include a detailed surface water drainage strategy which is enforceable and sustainable in perpetuity”.</p> <p>One of the key points is the uncertainty around the effectiveness of the proposed mitigation. Concerns that any lowering of the water levels in Holgate Beck would lead to increased drainage from the Bog and so lowering of the water table there have not been addressed in any detail, only stating that the flow regime could be controlled. There is no detail to the water management strategy.</p> <p><u>Human interaction</u></p> <p>Whilst it is accepted that Askham Bog is managed by the Yorkshire Wildlife Trust and that there is access from the south to maintained footpaths off Tadcaster Road as you approach the city, increased human interaction including dog walking may also have a serious impact on the quality of</p>

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SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
			<p>the site. The current access from the north of the site is not straightforward with access over agricultural fields and fences. Increased access to the site with associated trampling and soil enrichment from dog faeces/urination are significant threats to the botanical features of the reserve.</p> <p>A greater proximity of housing is also likely to result in an increased frequency of wider urban edge effects including littering/pollution, vandalism/damage to the SSSI and its infrastructure.</p> <p><u>Appraisal</u></p> <p>The site is likely to have significant negative effects as a result of development. Furthermore, the complexity of the site and delicate hydrological balance will be difficult to mitigate with certainty. Proposed mitigation is not considered to be certain to enable adverse impacts on the Bog to be avoided or sufficiently mitigated at this stage.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Ongoing hydrological monitoring. Engineering solutions to mitigate the hydrological regime. <p>Assumptions</p> <ul style="list-style-type: none"> <i>Evidence base produced on behalf of the site promoter in 2014 remains valid,</i> <i>Advice from Natural England remains valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>Impact on the hydrological regime of Askham Bog as a result of development.</i> <i>Impact of increased human interaction in and around the Bog is likely to be detrimental but currently unknown.</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; 	--	<p>Likely Significant Effects</p> <p>This is a greenfield site. The proposed site is an area of agricultural land (Grade 2 and 3a) and would be permanently lost to development which would have a negative impact for this objective.</p> <p>The site has been used for agricultural purposes and therefore the anticipated risks of contamination are considered to be low. Further ground investigations are required.</p> <p>Provision of openspace could include allotments. This may have a positive impact in the long-term but is subject to masterplanning and implementation.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p>

Site 148 - Land at Moor Lane, Woodthorpe (Former ST10/SF12)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
	<ul style="list-style-type: none"> Safeguard mineral resources and encourage their efficient use. 		<ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	<p>-</p> <p>-</p> <p>-</p>	<p>Likely Significant Effects</p> <p>The site is not located within a Source Protection Zone.</p> <p>Changes to the hydrological regime are key considerations in relation of site suitability and sustainability.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective. However, any solutions need to be considered and balanced against the delicate hydrological regime and impacts on biodiversity (obj 8)</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a minor to significant negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources balanced with consideration for changes to the hydrological regime. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p>

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SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
			<ul style="list-style-type: none"> Impacts of mitigation on the hydrological regime and impacts in relation to biodiversity.
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The site is not within proximity of any AQMAs. An increase in traffic as a result of this development may have an impact on arterial roads linking back to York's city centre and outer ring-ring. Further assessment of this should be made in relation to air quality associated with transport as a result of development.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place.</i>

Site 148 - Land at Moor Lane, Woodthorpe (Former ST10/SF12)

SA Objective	Sub-objective (Will the site...?):	Effects		Commentary*
	<p>AQMAs and prevent new designations;</p> <ul style="list-style-type: none"> Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 			<p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	<p>0</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>The proposed development is located in an area identified as being at low risk of flooding although it borders flood zone 3 and flood zone 2 to the south. Any development of this site would need to ensure mitigation sufficient to not negatively impact or exacerbate flooding within this area to people or property A flood risk assessment will be required in line with policy ENV4 of the Local Plan.</p> <p>This site is a greenfield site and would require a run-off rate of 1.4 l/sec/ha (in accordance with the SFRA). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose openspace to minimise further flood risk as a result of any development.</p> <p>The initial drainage strategy indicated by the site promoter includes:</p> <ul style="list-style-type: none"> Attenuation basins in the north western and along the northern areas of the overall development site; Drainage channels running through the main development area feeding an attenuation feature within the southern buffer; Outfalls in to the Holgate Beck controlled by new pumping station; Upgrades to the existing pumping station. <p>The attenuation features are designed to incorporate permanently wet areas linked by a series of channels with the potential to accommodate runoff from the development site in the 1 in 100 year storm event with an allowance for climate change, within landscaped basins. These basins will both store the runoff and provide secondary treatment to water quality, through settlement and filtration from use of strategic planting. Water entering the Holgate Beck system will not exceed the current greenfield rates. Through a managed system and with the storage potential of the attenuation features on site, the impacts of localised flooding will be reduced particularly during the more frequent events, to the benefit of local communities.</p> <p>The development has been assessed as having a neutral on flood risk. However, this outcome should be balanced against the delicate</p>

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SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
			<p>hydrological regime in the area. Changes to this hydrological regime would have a detrimental impact on surrounding nature conservation sites and therefore, different mitigation measures would need to take consideration of flood/drainage mitigation as well as impacts on other objectives set out in this appraisal. For this reason, the site also scores a minor negative impact.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</i> <i>The site should be laid out to provide an opportunity for any flood water to flow away from homes, and lower lying external areas such as road and parking areas should be designed to temporarily flood during extreme events.</i> <i>Plot levels should be raised at low points within the development and in areas defined as flow paths.</i> <i>Field drains should be cleared of any debris.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that surface water management features will be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	-	<p>Likely Significant Effects</p> <p>The HIA identifies that Key View 7 of the Minster (from the A1237) identified in the York Historic Core Character Area Appraisal (YHCCAA) crosses part of this site. This may be obscured by any new development. The proposed development site is an extension to the identifiable district of Woodthorpe. The site is located in fields adjacent to existing residential areas. If this site is viewed as a separate development there may be issues with finding the space to maintain a degree of separation between housing estates.</p> <p>No known sub-surface archaeology is known on this site although it is a relatively undisturbed agricultural land and may contain earlier landscape features. Broad ridge and furrow exists across the site. The ridge and furrow may protect earlier landscape features lying beneath it. Several post-medieval field boundaries survive on the site, particularly south of Moor Lane. The boundary running N-S in the eastern part of the site may be medieval defining the edge of Dringhouses Moor. Moor Lane is also probably of an early date.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York. Poorly designed housing would have a detrimental impact on the architecture of Copmanthorpe and York in general. Inappropriately tall buildings would also have a detrimental impact upon existing surrounding properties.</p> <p>As a result, this has been assessed as a minor negative effect if archaeology of interest was identified.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>It is important for the design to enhance particular elements of the strong urban form characteristic.</i>

Site 148 - Land at Moor Lane, Woodthorpe (Former ST10/SF12)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
			<ul style="list-style-type: none"> Further information is required on the proposed architectural design. Further archaeological analysis and mitigation is required. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain whether significant archaeology is still present on site. The quality of proposed architecture and craftsmanship for the residences is uncertain.
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	<p>--</p>	<p>Likely Significant Effects</p> <p>The HIA identified that Key View 7 of the Minster (from the A1237) identified in the York Historic Core Character Area Appraisal (YHCCAA) crosses part of this site. Development may adversely affect views towards the city. Development will deplete rural setting and outlook from Moor Lane.</p> <p>Furthermore, the HIA identifies that the site contributes to the rural edge setting of the city by providing a rural margin between the ring road and existing housing developments causing minor to serious to harm. Site reduces rural margin between Askham bog and urban fringe, which is currently contained by Moor Lane. The agricultural land here has not been adversely impacted upon like other areas close to urban fringes. Development of the site would slightly reduce the field margin between the ring road and urban areas, impacting on the rural setting of the city. Although, it is outside of the area specifically identified as land protecting the rural setting of York in the historic character and setting evidence base, this area contributes to the rural setting of York and has aesthetic value. Moor Lane provides a natural boundary for the existing urban development of Woodthorpe. This open area maintains a sizeable gap between the urban fringes of York and Copmanthorpe. The distance between the fringes of urban development and the ring road and nearby Copmanthorpe would be slightly reduced by development here. Development would be sufficiently far away for the setting as viewed from the ring road to be negligible. The impact on Moor Lane would be greater at a local level but it is not a major approach to the city. In addition, the relocated Askham Bar park and ride has opened up new views across to Moor Lane which present and reinforce the rural setting of the city and definitive existing urban edge of York.</p> <p>Development may have a negative impact on Askham Bog (SSSI) due to increasing visitor numbers and changes to the landscape and habitat surrounding it, and associated drainage. Several historic field boundaries exist across the site. The destruction of hedgerows would further erode the agricultural landscape.</p> <p>In general, any development in this location will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general</p> <p>Overall this has been assessed as a significant negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> The HIA suggests that buffering around the outer edges of the development will mitigate the impact of the boundary between rural landscape and urban fringe. Housing densities should be kept relatively low and should aim to match up with the existing residential area.

Site 148 - Land at Moor Lane, Woodthorpe (Former ST10/SF12)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
			<p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>Summary</p> <p>bA significant positive effect was recorded against objective 1 (housing) as a result of the significant number of new houses that will be constructed in an area of need. Objective 9 (land use) was assessed as a significant negative effect due to the loss of greenfield land.</p> <p>A minor positive effect was recorded against objective 5 (equality) as a result of the inclusion of affordable housing and good access to local services and objective 10 (water) due to potential detrimental impacts on local water quality from increased consumption and objective 11 (waste) as a result of the increase in waste generation. A minor negative effect was also recorded against objective 12 (air quality) due to the increase in construction emissions.</p> <p>A mixed minor positive effect was recorded for objective 2 (health) due to the improved access to open space and the potential for short term noise disturbance during construction. Objective 3 (education and training) was appraised as mixed minor positive and uncertain due to the enhancement of trade skills but the unknown access to educational facilities. Objective 4 (jobs) was assessed as a neutral to minor positive effect due to the limited generation of jobs but lack of access to employment opportunities. A mixed neutral to minor negative effect was also recorded against objective 6 (transport) as the development is not expected to generate congestion but has limited opportunity for sustainable travel and objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions. A neutral effect with the potential for a minor negative effect was recorded against 14 (cultural heritage) due to the lack of impact on heritage assets and setting and potential for archaeological deposits. Objective 15 (landscape) was also mixed neutral and minor negative.</p> <p>Neutral impacts are identified for Objective 8 (biodiversity) due to limited likely ecology on site; objective 13 (flooding) due to low flood risk.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development, and the presence or condition of any archaeological remains.</p>			

Site 320 - New Lane, Huntington (Former ST11)

SA Objective	Sub-objective (Will the site...?):	site 320	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	++	<p>Likely Significant Effects</p> <p>Development of around 400 dwellings on 14ha could be accommodated. This would contribute to meeting the needs of City for additional housing and affordable housing. Based upon policy H10, this site should provide 30% affordable housing as part of the development</p> <p>The scale of the development is likely to require investment in additional capacity such as a primary school in the locality (current capacity is unknown). The site is accessible to local services both at Monks Cross (adjacent) and within Huntington.</p> <p>The overall assessment is a significant positive effect due to the scale of housing provision.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>On-site provision of some services and contributions to off-site provision to ensure that services are not over-burdened.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <i>It is assumed that no new communities facilities would be included as part of the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The final number of homes developed on this site will be subject to masterplanning and an associated planning application.</i>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multi-functional openspace; Promotes a healthier lifestyle though access to 	++	<p>Likely Significant Effects</p> <p>Open space and formal recreation facilities are reasonably well provided for in the vicinity of the site with Bootham Stray informal open space 1km to the west, four sports facilities within 800m and allotments 400m to the west. Provision will be required for children's playspace and amenity open space commensurate to the scale of population and in alignment with policies set out in the Local Plan.</p> <p>There are existing healthcare facilities at Huntington although the capacity of these is unknown.</p> <p>The site lies immediately to the west of the Monks Cross Shopping Centre and therefore may encourage walking and cycling between the site and the commercial area.</p> <p>The site is arable land and therefore risks of contamination are likely to be low.</p> <p>Overall a significant positive effect is likely for this site.</p> <p>Mitigation</p>

Site 320 - New Lane, Huntington (Former ST11)

SA Objective	Sub-objective (Will the site...?):	site 320	Commentary*	
	leisure opportunities (walking / cycling); <ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	+	<ul style="list-style-type: none"> Access to cycle and footpaths should be included in the development. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that existing areas of open space are accessible from the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The level and type of open space proposed in the development is uncertain. Potential contributions to off-site open space to help address current deficiencies/capacity issues in the locality. 	
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	?	<p>Likely Significant Effects</p> <p>Development of the site will require educational provision, with capacity issues arising from additional student numbers would have to be examined in detail. Requirements regarding additional education provision would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development in associated industries would be dependent upon market forces.</p> <p>It is therefore anticipated that there will be a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that local schools would have capacity for additional students from the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the development's completion and occupation.
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible 	+	<p>Likely Significant Effects</p> <p>In the short-medium term, temporary construction jobs are expected to be generated through the development of the site. Longer terms jobs after the construction period are not anticipated at the development.</p> <p>Employment opportunities are available to the west in the Monks Cross Shopping development and York City Centre (approximately 3km to the</p>	

Site 320 - New Lane, Huntington (Former ST11)

SA Objective	Sub-objective (Will the site...?):	site 320	Commentary*
	<p>and relevant workforce for the future;</p> <ul style="list-style-type: none"> • Deliver and promote stable economic growth; • Enhance the city centre and its opportunities for business and leisure; • Provide the appropriate infrastructure for economic growth; • Support existing employment drivers; • Promote a low carbon economy. 		<p>south west), with opportunities for sustainable access to these by cycle and frequent bus.</p> <p>The site would house workforce supporting the overall economy of York.</p> <p>This has been assessed as a positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Enhancement of cycle routes and bus access to support access to employment opportunities to the south. <p>Assumptions</p> <ul style="list-style-type: none"> • Assumed that no on-site businesses are proposed as part of the development. <p>Uncertainties</p> <ul style="list-style-type: none"> • The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety 	<p>+</p>	<p>Likely Significant Effects</p> <p>The development is expected to contribute the provision of affordable housing, which would help meet affordable housing needs and address barriers in access to accommodation. In line with policy H10, 30% of the housing should be affordable. This would help to break down deprivation barriers in relation to housing within the local area.</p> <p>Facilities in Huntington are in relatively close proximity to the site and it is assumed that significant new facilities will not be included in the development due to its size. Linkages could also be made with Monks Cross adjacent to the site which would be positive for local accessibility.</p> <p>As a result, a minor positive effect has been determined against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Provision of access to existing local facilities would support equality and access on the development. <p>Assumptions</p> <ul style="list-style-type: none"> • Assumed that local services have the capacity to expand for new residents. • Assumed that affordable housing would be incorporated into the development.

Site 320 - New Lane, Huntington (Former ST11)

SA Objective	Sub-objective (Will the site...?):	site 320	Commentary*
	and security for people and/or property.		<p>Uncertainties</p> <ul style="list-style-type: none"> The nature and scale of facilities and services provided on the site.
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+	<p>Likely Significant Effects</p> <p>The site is adjacent to Monks Cross retail park, offering access by foot and cycle. However, additional vehicle journeys are expected to arise as a result of the development, which may contribute to any local congestion. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts and synergies with the existing modes for this objective for the duration of the development</p> <p>The site is close to Monks Cross where the Park and Ride service and other bus routes provide frequent and infrequent buses into the city centre.</p> <p>This has been assessed as a minor positive effect against the transport objective given the site's accessibility..</p> <p>Mitigation</p> <ul style="list-style-type: none"> Access to public transport in Huntington and sustainable transport links to existing pedestrian and cycle networks should be of a Sustainable Travel Plan. <p>Assumptions</p> <ul style="list-style-type: none"> Accessibility of bus services the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of congestion as result of this development as a result of its occupation.
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; 	+ -	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the 'Greenest city in the North' (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site</p>

Site 320 - New Lane, Huntington (Former ST11)

SA Objective	Sub-objective (Will the site...?):	site 320	Commentary*
	<ul style="list-style-type: none"> Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	<div style="background-color: #90EE90; width: 100%; height: 100%;"></div>	<p>should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide 	<div style="background-color: #FFFF00; width: 100%; height: 100%; text-align: center; vertical-align: middle;"> <p>0 -</p> </div>	<p>Likely Significant Effects</p> <p>There are no nationally or internationally designated sites adjacent to the site. The site is greenfield and has relatively limited ecological value. However, it is adjacent to contain a Site of Local Interest for nature conservation. The SLI for nature conservation is primarily for semi improved neutral grassland. The site is also known to be popular for great crested newt with a known site within 100m and motogation already employed ont he adjacent Monks Cross retail development. Any effects should be mitigated through masterplanning which could also lead the opportunity to establish connectivity with the City's wider green infrastructure network.</p> <p>Although not identified in plans as strategic openspace, the approach to development around this area will need careful consideration and ecological retention, mitigation, management and enhancements may be required, both for the wildlife interest and in order to maintain a natural green space around Monks Cross with connectivity to the open space and countryside in the wider area.</p> <p>This site has been appraised as having neutral to minor negative for ecology subject to further work.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Ecologically-sensitive masterplanning to protect and enhance existing biodiversity value. <p>Assumptions</p> <ul style="list-style-type: none"> Masterplan will seek to strike a balance between housing and biodiversity provision. <p>Uncertainties</p> <ul style="list-style-type: none"> The pressures of market viability on development density and thus opportunities to provide for biodiversity.

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SA Objective	Sub-objective (Will the site...?):	site 320	Commentary*
	opportunities for people to access the natural environment.		
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	--	<p>Likely Significant Effects</p> <p>This is a greenfield site. The proposed site is an area of agricultural land (Grade 2/ 3) and would be permanently lost to development which would have a negative impact for this objective.</p> <p>The site has been used for agricultural purposes and therefore the anticipated risks of contamination are considered to be low. Further ground investigations are required.</p> <p>Provision of openspace could include allotments. This may have a positive impact in the long-term but is subject to masterplanning and implementation.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency</p>

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SA Objective	Sub-objective (Will the site...?):	site 320	Commentary*
			<p>schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> • Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a •
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> • Promote reduction, re-use, recovery and recycling of waste; • Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. • The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p>

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SA Objective	Sub-objective (Will the site...?):	site 320	Commentary*
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future 	-	<ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown. <p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The site is not within proximity of any AQMAs. An increase in traffic as a result of this development may have an impact on arterial roads linking back to York's Ring-road. Further assessment of this should be made in relation to air quality associated with transport as a result of development.</p> <p>Preliminary assessment undertaken by the site promoter indicates that additional vehicle trips are likely to have a minor but not significant impact on air quality.</p> <p>This site has been appraised as having a minor negative in relation to air quality given potential effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. Preliminary evidence prepared by site promoter is still valid. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.

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SA Objective	Sub-objective (Will the site...?):	site 320	Commentary*
	occupants/users; <ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 		
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	0	<p>Likely Significant Effects</p> <p>Site lies in flood zone 1 which is low flood risk. Development must take a sequential approach regarding layout. Surface water management issues must be addressed in line with the Strategic Flood Risk Assessment and Drainage Strategy</p> <p>Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development. As the site is greenfield the runoff rates must not exceed 1.4 l/sec/ha.</p> <p>For the above reasons, the site has been assessed as having a neutral effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as 	-	<p>Likely Significant Effects</p> <p>The HIA identifies that development has the potential to have a detrimental impact on any surviving archaeological deposits and existing landscape features. These include potential Roman artefacts, associated with a temporary Roman camp and loss of medieval and post-medieval ridge and furrow and field boundaries. A SAM (34718) exists within the proposed site – a temporary Roman camp (1 of 2 on Huntington South Moor with a further 2 known in York). An earthwork survey of Camp 2 (within this site) reported that the remains were extremely slight and barely visible.</p> <p>Inappropriate development in the vicinity of the SAM or the Grade II listed building (Huntington Grange) may negatively affect their setting. The site is also judged to contribute to the rural setting of the eastern edge of Huntington as well as providing separation from Monks Cross, although the site does not significantly contribute to the wider setting of York.</p> <p>Preliminary masterplanning undertaken by the site promoters has identified an area of greenspace to retain the setting of this monument. Agreement between City of York Council and Historic England needs to be agreed as part of any further emerging proposals.</p> <p>This has the potential for a minor to significant negative effects against this objective.</p>

Site 320 - New Lane, Huntington (Former ST11)

SA Objective	Sub-objective (Will the site...?):	site 320	Commentary*
	identified in the Heritage Topic Paper.		<p>Mitigation</p> <ul style="list-style-type: none"> An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that archaeological remains are still present on site. The setting of the SAM will be discussed and agreed between the site promoters, City of York Council and Historic England. <p>Uncertainties</p> <ul style="list-style-type: none"> The condition of the recorded ridge and furrow is unknown.
15. Protect and enhance York's natural and built landscape.	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	-	<p>Likely Significant Effects</p> <p>The HIA identifies that this site forms part of the remnants of open countryside (including landscape features) in this locality which would be removed by development, although good masterplanning there is the opportunity to conserve and enhance landscape structure. The site does not significantly contribute to the wider setting of York as it is separated from the ring road and the wider rural area by development at Monks Cross and Jockey Lane. However, it does form an important green corridor offering relief between the residential area and commercial centre helping to maintain the setting of Huntington. The area has a lack of greenspace and this site has local amenity value as well as providing a green wedge into the city.</p> <p>In general, any development in this location will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general</p> <p>Overall this has been assessed as having a minor to significant negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Further landscape assessment and mitigating measures are required. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>Summary</p> <p>Objectives 1 (housing) ,2 (health and well-being) Objective 9 (land use) has been recorded as a significant negative effect due to the loss of a greenfield site.</p> <p>Minor positive for objective 4 (economy and jobs) due to the site's contribution to meeting city's housing needs, the close proximity to existing open space and proximity to jobs at Monks Cross. for objective 5 (equality and access) as facilities in Huntington are in relatively close proximity to the site and it is assumed that significant new facilities will not be included in the development due to its size; and objective 6 (sustainable transport) as the site is adjacent to Monks Cross retail park, offering access by foot and cycle;</p>			

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SA Objective	Sub-objective (Will the site...?):	site 320	Commentary*
			<p>Minor negative effects were recorded for objective 10 (water) as the increase in demand should be accommodated but could have potential negative impacts; objective 11 (waste) due to the increases in waste generation with opportunities to increase reuse and recycling; objective 12 (air quality) as preliminary assessment undertaken by the site promoter indicates that additional vehicle trips are likely to have a minor but not significant impact on air quality;</p> <p>A mixed minor positive and negative effect was determined for objective 7 due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures. Mixed minor positive and uncertain effects were determined against objective 3 (education) because in the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development but education capacity is unknown; Mixed neutral to minor negative effects for objective 8 (green infrastructure) as site masterplanning could lead the opportunity to establish connectivity with the City's wider green infrastructure network but further work is required. Mixed minor to significant negative effects were also recorded for objective 14 (historic environment) as the HIA identifies that development has the potential to have a detrimental impact on any surviving archaeological deposits and existing landscape features; and 15 (landscape) because of the role the site plays in protecting the setting of Huntington.</p> <p>A neutral effect was recorded against objective 13 (flood risk) as the Environment Agency await the completion of a study.</p>

Key

Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

Sites 723, 872 and 944 - Land to the West of Manor Heath, Copmanthorpe (Former ST12)

SA Objective	Sub-objective (Will the site...?):	Alternative Site 872	Alternative Site 723 (former allocation)	Alternative Site 944	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	++	++	++	<p>Likely Significant Effects</p> <p>The site 872 could provide 421 dwellings representing 2.4% of the total requirement over the plan period and population of circa.800 people. This is a significant development within the city and will provide a new village community that can meet a multiplicity of needs. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed settlement to be created. Based upon policy H10, this site should provide 30% affordable housing as part of the development" which would make a long-term contribution towards the need for affordable accommodation. This will help to ensure that mixed needs are accommodated on this significant site.</p> <p>In comparison the alternative boundaries are submitted for a similar number of homes but with additional openspace. Therefore all of the boundaries score the same significant positive for the number of homes.</p> <p>In order to meet the needs of the new resident's local facilities and services will need to be provided commensurate to the scale of population to ensure that adequate provision is locally available. Given the size of the site and likely population, at least one local centre and appropriate space for neighbourhood parades should be provided to ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities elsewhere in the long-term. The masterplanning should ensure that facilities and housing development are phased together to minimise residents need to travel for convenience items, particularly in the short-term.</p> <p>Preliminary masterplanning submitted for this site by the site promoter includes an area to incorporate community facilities.</p> <p>All of the sites could have a significantly positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Phasing of development should include the provision of facilities to ensure the population is provided for throughout the development of the village.</i> <i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The number of dwellings is based upon the preliminary work undertaken by the landowner/viability assumptions undertaken as part of the Local Plan.</i> <p>Uncertainties</p>

Sites 723, 872 and 944 - Land to the West of Manor Heath, Copmanthorpe (Former ST12)

SA Objective	Sub-objective (Will the site...?):	Alternative Site 872		Alternative Site 723 (former allocation)		Alternative Site 944		Commentary*
								<ul style="list-style-type: none"> The final number of homes and housing and mix developed on this site will be subject to masterplanning and an associated planning application.
<p>2. Improve the health and well-being of York's population.</p>	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multi-functional openspace; Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>The development of sites will be subject to policies with the Local Plan regarding the provision of on-site openspace, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>Overall this location is within agricultural use and therefore does not have formally designated openspace. This site would be required to include openspace for a range of recreational purposes which should have a positive benefit on the health and well-being of residents. The scale of this provision will need to be commensurate to the new population and be accessible for all within an appropriate distance to maximise benefits associated with its provision. It is reasonable to assume therefore that the larger sites, site 723, would provide more openspace than the alternative boundaries. It should form part of a site-wide green infrastructure strategy to maximise synergistic benefits of connected space. Further formal openspace should be phased into development to ensure that people have access to openspace during the course of the development. Preliminary masterplanning documents show the inclusion of amenity openspace and sports facilities predominantly on the edge of the site.</p> <p>There is existing provision of facilities within the village which may need to be enhanced for the site of new community. This provision will depend on the needs of the local community but has the potential to have a positive impact for caring for the health of the population should this be health related. The location of these facilities on site should be within close proximity of the residents to maximise accessibility.</p> <p>The land is predominantly arable and there are no contamination impacts anticipated so risks of this are low. Full ground investigations would need to be undertaken.</p> <p>There are no air quality issues in the vicinity of the site; the nearest Air Quality Management Area (AQMA) is 4km east of the proposed development area. There may be new risks for exposure to poor air quality given the proximity of development to the A64. Initial advice provided to the developer by environmental consultants suggests that there would be a medium risk of annual mean concentrations of NO2 exceeding the national objective value for the proposed residential properties. This advice was based on the assumption that properties would be located between 5 and 15 metres from the A64 slip road at the extreme northern edge of the proposed development site. These impacts may be greater with site 723 which extends around the entire slip road in comparison to the alternative site boundaries.</p> <p>Similarly the noise at the northern end of the site which is adjacent to the A64 may have adverse effects should residential dwellings be sited within close proximity. Initial noise investigations have been carried out by the site promoters to determine any effects on and from development in this location. This concluded that the ambient noise levels varied across the subject site, with road traffic considered to be the dominant noise source throughout the site</p>

Sites 723, 872 and 944 - Land to the West of Manor Heath, Copmanthorpe (Former ST12)

SA Objective	Sub-objective (Will the site...?):	Alternative Site 872		Alternative Site 723 (former allocation)		Alternative Site 944	Commentary*
							<p>and aircraft noise associated with military jets also occasionally audible at the subject site, although this was not significant in level. It is considered that the assessment methodology is sufficient to demonstrate that the residential development of the site should not result in an unacceptable increase in ambient noise level at existing residential dwellings in the vicinity of the site and that noise arising from the site should not be unacceptable on existing residential dwellings. Mitigation to alleviate noise would be through building measures such as the incorporation of double glazed windows. A full noise impact assessment would be required to fully understand the potential impacts of noise from the development.</p> <p>There is likely to be impacts for the duration of the construction period, although this is anticipated to be minor given that this is a new settlement away from existing residential or employment areas. Any impact is likely to be commensurate with the proximity/location of the development on site. There will be, however, increased trips and noise connected with HGVs and construction vehicles, which may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, all of the sites have been identified as having potentially positive and negative impacts.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development should be set back from the A64 to minimise adverse impacts in relation to noise and air quality.</i> • <i>Sustainable travel behaviour should be encouraged to minimise emissions as a result of increase vehicle use.</i> • <i>Full air quality and noise impact assessments are required.</i> • <i>Development of facilities and openspace need to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. Any facilities provided should be within close proximity to ensure accessibility for all.</i> • <i>The green infrastructure strategy for the site should incorporate and link openspace across the site with existing PRoW.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Preliminary investigations undertaken by the site promoter referred to in this appraisal (Noise survey, Ground conditions survey, air quality data analysis) remain valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning</i>

Sites 723, 872 and 944 - Land to the West of Manor Heath, Copmanthorpe (Former ST12)

SA Objective	Sub-objective (Will the site...?):	Alternative Site 872		Alternative Site 723 (former allocation)		Alternative Site 944		Commentary*
								<ul style="list-style-type: none"> The level and type of openspace, whilst indicated in a preliminary masterplan, is still subject to masterplanning The level of noise and air quality issues as a result of occupation of the site.
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	?	+	?	+	?	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site. There is currently access to primary provision within approximately 400-800m. However, further provision may need to be made depending on the schools capacity to accommodate new pupils. The village does not have a secondary school and therefore this would need to be connected via sustainable transport routes.</p> <p>Although this is a village location, the further education college is within relatively close proximity allowing good opportunities for additional skills development.</p> <p>There would be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities. The level of training and skills development opportunities would be dependent upon market forces.</p> <p>Currently, the effects of all of the sites are assessed as potentially positive but with some uncertainty regarding the specific requirements for educational provision.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Adequate provision for educational needs should be planned and phased alongside residential development to ensure that this is accessible to the new residents during the course of development. <p>Assumptions</p> <ul style="list-style-type: none"> n/a. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of pupils and their educational needs would need to be determined.

Sites 723, 872 and 944 - Land to the West of Manor Heath, Copmanthorpe (Former ST12)

SA Objective	Sub-objective (Will the site...?):	Alternative Site 872	Alternative Site 723 (former allocation)	Alternative Site 944	Commentary*
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	+	+	+	<p>Likely Significant Effects</p> <p>The development of this site is likely to create a new population of circa 800 in the long-term. This population will deliver a workforce to support long-term employment growth within the city. It is anticipated that the majority of people living in this location would commute to alternative locations to work as there are no substantial employment sites within the village.</p> <p>There would be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities. The level of training and skills development in associated industries would be dependent upon market forces..</p> <p>On balance, the effects are likely to be positive for the economy in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will depend upon the works on-site.</i>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; 	+	+	+	<p>Likely Significant Effects</p> <p>This is a new village location which help decrease overall housing derivation within the city by contributing a significant contribution towards the provision of affordable housing. Based upon policy H10, this site should provide 30% affordable housing as part of the development". This would make a significantly positive contribution in the medium to long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>Currently, the village facilities are just within 800m of the site although this distance increases towards the middle and western edge. The scale of the site means it is likely to generate additional facilities but there is the opportunity to also enhance the existing centre by expanding the community facilities available. This may also help to enhance the viability of the existing facilities into the future helping to retain long-term local access to services. Any facilities identified would need to be developed in conjunction with the overall residential element to ensure its accessibility for</p>

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	<ul style="list-style-type: none"> Help reduce homelessness; Promote the safety and security for people and/or property. 							<p>residents. .</p> <p>Key to the sites success in meeting this objective will be accessibility improvement and the provision of sustainable transport routes to enable access for all. The development should maximise connectivity to sustainable transport as well as cycle paths and pedestrian linkages as far as practical.</p> <p>Overall, all of the sites have been assessed as having a positive impact in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> The level of facilities and services provided is commensurate to the scale of population. <p>Assumptions</p> <ul style="list-style-type: none"> n/a. <p>Uncertainties</p> <ul style="list-style-type: none"> The services and facilities provided on the site will be subject to masterplanning and occupation following development. The apportioned level and mix of affordable housing will be determined through masterplanning.
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development</p> <p>The village is currently served by non frequent bus routes running between Leeds, York and the North Yorkshire coast. These stop at the northern end of the site. In order to maximise the promotion of non car modes and the need to travel, additional stops should be considered to allow better connectivity to the route for all across the site. In addition, the village has existing cycle routes into the city centre which could be extended to the site to encourage cycling as an alternative to using a car. Further strategic connections for pedestrian and cycle routes would be required to integrate the site into the existing network across the village as well.</p> <p>Preliminary transport evidence undertaken by the site promoters for site 723 includes a range of new (on and off site) improved pedestrian and cycle facilities including a new footway along the full length of Manor Heath, a new off-road cycle link to connect with the existing cycle track and new pedestrian crossing facilities on Manor Heath. In addition, it is proposed that the existing bus route diverts into the site.</p> <p>Access to the village facilities are predominantly within 800m (10 minutes walking time) of the development and some</p>

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		+	-	+	-	+	-	<p>small scale community facilities are planned on the development site. Given that this is a village location, it is likely that people would need to travel to work and for large-scale convenience shopping as the provision within the village would only be of small scale.</p> <p>Access and travel by car is inevitable as part of this development. The site is bordered by existing road infrastructure to enable access on to the site. Whilst this is necessary, the scale of car usage and resultant effect is currently uncertain given that it depends upon supply and take-up of alternative modes of transport. A draft Travel Plan and Transport Assessment prepared by the site promoters acknowledges that there are both physical and educational mitigation measures that could be implemented to encourage the use of alternatives to the car on the site.</p> <p>Given the similarities between all of the site, on balance it is considered that they are appraised as having a minor negative and minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> <i>A full access and movement strategy is developed to maximise connectivity to Copmanthorpe and York via sustainable travel modes and behaviour. This should be agreed between relevant bodies, including the Highways Agency and CYC.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The preliminary transport and access assessment has undertaken by the site promoter remains valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of congestion as a result of this development and as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i> <i>The phasing and timescales for the appropriate infrastructure provision.</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures 	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In</p>

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SA Objective	Sub-objective (Will the site...?):	Alternative Site 872		Alternative Site 723 (former allocation)		Alternative Site 944	Commentary*
	<p>for the likely effects of climate change;</p> <ul style="list-style-type: none"> • Provide and develop energy from renewable, low and zero carbon technologies; • Promote sustainable design and building materials that manage the future risks and consequences of climate change; • Adhere to the principles of the energy hierarchy. 						<p>addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the 'Greenest city in the North' (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> • The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> • The scale of inclusion of renewable energy sources in the development is uncertain.

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SA Objective	Sub-objective (Will the site...?):	Alternative Site 872	Alternative Site 723 (former allocation)	Alternative Site 944	Commentary*
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	0	0	<p>Likely Significant Effects</p> <p>These sites are predominantly arable farmland interspersed with hedgerows. Within the boundary and adjacent to the boundary of the site there are no nature conservation designations. The site does connect with a local green infrastructure corridor however. There is an opportunity for this site to interconnect with the existing green corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment.</p> <p>An Extended Phase 1 Habitat Survey has been undertaken by the site promoters. The outcomes of this assessment show that</p> <ul style="list-style-type: none"> The majority of hedgerows are species poor although one to the southern end is likely to be an ancient hedgerow and as such, would be identified under the Hedgerow Regulation 1997. It is likely that hedgerow could support a diverse understorey. They are also likely to provide a valuable habitat for hedgehog which is listed in the UK Biodiversity Action Plan. The site is unlikely to support bat roosts although the hedgerows are likely to be used by them for foraging and commuting. There are no ponds on site or within a 500m radius. It is therefore unlikely to be a favourable habitat for amphibians and great crested newts are unlikely to be present. The site presents a poor habitat for reptiles. There is no evidence of recent or past water vole activity or evidence of badger. The arable fields, drainage ditch and neutral grassland are of low ecological value and should not constrain development but that the hedgerows and hedgerow trees should be retained as a wildlife resource with gaps in the hedgerows kept to a minimum. <p>Additional surveying is required for the hedgerow to confirm its ecological value. Appropriate mitigation and landscaping would be required to ensure the integrity of this and other identified habitats are maintained. Preliminary masterplanning has incorporated these features within the emerging masterplan.</p> <p>A tree survey has also been undertaken by the developers. This concludes that many of the trees potentially affected by the development site are in poor condition. The survey recommends that felling or remedial pruning are recommended. Agreement of this approach would need to be with CYC to ensure the most appropriate strategy is actioned in the short-medium and long-term.</p> <p>All of the sites have been assessed as having a neutral effect based on limited impacts on biodiversity..</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Ecological enhancement and conservation hedgerows should be prioritised within the masterplanning/phasing.</i>

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					<p>Assumptions</p> <ul style="list-style-type: none"> The Phase 1 Habitat evidence prepared by the site promoters remains valid.. <p>Uncertainties</p> <ul style="list-style-type: none"> The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	--	--	--	<p>Likely Significant Effects</p> <p>This is a greenfield site. The proposed site is an area of agricultural land (Grade 2) and would be permanently lost to development which would have a negative impact for this objective..</p> <p>The site has been used for agricultural purposes and therefore the anticipated risks of contamination are considered to be low. Further ground investigations are required.</p> <p>Provision of openspace could include allotments. This may have a positive impact in the long-term but is subject to masterplanning and implementation.</p> <p>Development of all of the sites are therefore expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
10. Improve water	<ul style="list-style-type: none"> Conserve water 	-	-	-	<p>Likely Significant Effects</p>

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<p>efficiency and quality.</p>	<p>resources and quality;</p> <ul style="list-style-type: none"> Improve the quality of rivers and groundwaters. 				<p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, all of these sites have been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

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11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	-	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective for all sites.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); 	-	-	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The site is not within proximity of any AQMAs. An increase in traffic as a result of this development may have an impact on arterial roads linking back to York's Ring-road. There may be new risks for exposure to poor air quality should the development be adjacent to the A64. Initial advice provided to the developer by environmental consultants suggests that there would be a medium risk of annual mean concentrations of NO₂ exceeding the national objective value for the proposed residential properties. This advice was based on the assumption that properties would be located between 5 and 15 metres from the A64 slip road. Further assessment of this should be made in relation to air quality associated with transport as a result of development.</p>

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	<ul style="list-style-type: none"> Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 				<p>Preliminary assessment undertaken by the site promoter indicates that additional vehicle trips are likely to have a minor but not significant impact on air quality.</p> <p>All of the sites will be subject to policies within the plan relating to air quality and the implementation of low emissions technologies as well as sustainable transport which should help to minimise vehicle use. All sites will need to promote low emission technologies and sustainable travel behaviour to minimise the amount of new potential sources of emissions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that the development will adhere to air quality policies in the Local Plan.</i> <i>Preliminary evidence prepared by site promoter is still valid.</i> <p>Uncertainties</p> <p><i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</i></p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design 	0	0	0	<p>Likely Significant Effects</p> <p>This site is located within flood zone 1 and I therefore at low risk of fluvial flooding..</p> <p>This site is a greenfield site and would require a run-off rate of 1.4 l/sec/ha (in accordance with the SFRA). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose openspace to minimise further flood risk as a result of any development.</p> <p>A preliminary flood risk assessment undertaken on behalf of the site promoters concludes that the site is not at risk</p>

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	sustainable urban drainage systems (SUDs).				<p>from flooding from any source. Flood risk from surface water has been identified to be limited to potential shallow accumulations within localised areas. To address this, a surface water drainage strategy is suggested that predominantly mimics the sites run-off in three different directions across the site, although the eastern drain would be into the public surface water sewer..</p> <p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>Overall, impacts against this objective have been assessed as neutral for all sites..</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs. Surface water run-off rates should be based on 1.4 l/sec/ha (in accordance with the SFRA). Further discussion with regards to the drainage strategy should be undertaken through the emerging masterplan to ensure an appropriate strategy is in place.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>A Flood Risk Assessment has been undertaken by the site promoters remains valid</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The effect of occupation of the site on long-term surface water flood risk.</i> 			
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	-	-	-	-	-	-	<p>Likely Significant Effects</p> <p>The HIA identified that the archaeological potential is relatively high as it contains a supposed Roman Road through the middle of the site (Ebor Way), which is now Hallcroft Road. Development may therefore have a detrimental effect on any archaeological remains. A full archaeological survey is required to understand the sites deposits and past activity.</p> <p>A desk-based study undertaken on behalf of the site promoter identified that the remains of the Roman road together with potential settlement features such as burials, occupation and agricultural activity. The archaeological potential of the site was considered moderate. A geophysical survey has also been undertaken on behalf of the site promoters. Geophysical survey demonstrated the presence of potential buried archaeological features, comprising :</p> <ul style="list-style-type: none"> A large, possibly Romano-British enclosure. A small enclosure possibly related to the Roman road. Evidence of agricultural activity in Field 1 (north field). Evidence for a possible trackway in the western part of Field 1 (north field).

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								<ul style="list-style-type: none"> Evidence for past human activity in the form of pits and ditches in Field 2 (south field). Further investigations such as trial trenching are necessary to identify these features and their importance for the site. <p>The village of Copmanthorpe contains a conservation area and a number of listed buildings within the core of the village (200m). The Heritage Impact Assessment has identified that development of this site is not likely to have a direct impact on these features given the residential growth that took place during the 20th century that now surrounds the historic core. The HIA has identified that potential minor harm could be caused on the compact form of the village given that it is an extension beyond the current boundary of Manor Heath. In order to mitigate this, the boundary was reduced in size to ensure development remained close to the existing village. No strategic views from the site are identified which means that views affecting the setting of the city on this location are limited.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the traditional village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>On balance, the effects on this site have identified to be minor negative but may be significant subject to the outcomes of the archaeological evaluation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Full archaeological surveys are completed and, where applicable, inform the masterplan to ensure the integrity of the deposits. Consideration of views to existing residential properties is included within the masterplanning of the site. High quality design and urban design is implemented to provide a distinctive place that reflects the existing character of the village. This should be informed by their village design statement. <p>Assumptions</p> <ul style="list-style-type: none"> Preliminary masterplanning has been undertaken by the landowners/developers. Masterplanning is ongoing. A desk-based study and geophysical investigations by the site promoter remain valid. <p>Uncertainties</p>

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								<ul style="list-style-type: none"> Extent of archaeological remains
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	-	-	-	-	-	-	<p>Likely Significant Effects</p> <p>The Heritage Impact Assessment (HIA) has identified that there may be harm caused to York's compactness through this site being an extension to the village bridging across the strong boundary of Manor Heath. The HIA also acknowledged that the hedges and trees bordering the Roman Road and Manor Heath Road make a valuable contribution to the character of the lanes and setting of the village.</p> <p>Manor Lane offers a strong boundary to the western extent of the village. The site consists of two large fields split by a country lane (Hagg Lane) and is partially contained by the road/A64 embankment to the north and Manor Heath (road) and residential properties adjacent to the east. To the south of the southern field is a low level field boundary with the western boundary of the southern field also having a low level field boundary. There is no defined boundary along the western boundary of the northern field other than a crop line so the site has a lack of containment and has a sense of openness. The site would be a significant intrusion into open countryside and impact on the open and rural edge to Copmanthorpe. There is access to open countryside from the lane running through the site. It is therefore considered that the site serves green belt purposes and that Manor Heath Road should provide the boundary to the greenbelt to the west of Copmanthorpe.</p> <p>Any development would also reduce the distance between Copmanthorpe and Askham Bryan College on the opposite side of the A64 although dependent upon development, this impact may be negligible.</p> <p>The HIA identified there are no strategic views identified into or out of the site. However, rural views for existing buildings immediately surrounding the site will be interrupted and any development will be highly visible from the west/northwest on the approach to Copmanthorpe village. Landscaping would need to be incorporated within the design of the site, particularly on the northern and western edges, to soften any hard urban edge which would be created. In addition, housing densities should be kept relatively low and aim to match with the existing residential areas within the village.</p> <p>A landscape appraisal undertaken on behalf of the site promoters. Key outcomes of the appraisal include:</p> <ul style="list-style-type: none"> The vegetation resource includes boundary hedgerows with limited tree cover, which are not covered by statutory or non statutory designations and are therefore considered to be of low sensitivity to change. The landform slopes gently from the western boundary towards the existing settlement. It is generally consistent with the flat and low-lying nature of the Vale of York. The visual envelope of the site is restricted to the north by the framework of landform vegetation and built-development that comprises Askham Bryan College. To the east this is limited to the adjoining settlement edge and to the south and west views are across arable land.

Sites 723, 872 and 944 - Land to the West of Manor Heath, Copmanthorpe (Former ST12)

SA Objective	Sub-objective (Will the site...?):	Alternative Site 872	Alternative Site 723 (former allocation)	Alternative Site 944	Commentary*
					<p>The resultant landscape strategy for the site sets out that:</p> <ul style="list-style-type: none"> • Development should build upon the established residential setting and secure an appropriate interface with the existing properties on Manor Heath. • The wooded character of the ridgeline and A64 corridor would be extended across the western boundary to predominantly buffer the A64. • Openspace to be located on the western boundary to improve access to the countryside and create a green gateway at the junction of the Ebor Way. The rural setting of the Ebor Way would also be retained by linking with existing development and maintaining its connection with the wider rural setting. • Field boundaries will be retained and reinforced to the south of Ebor Way in a combination with a network of perimeter openspace linking round the settlement and providing an appropriate landscape edge to Copmanthorpe Manor to the South. • The boundary of the site to the west is anticipated to be fragmented with landscaping penetrating into the development to create a high quality settlement edge that integrates the landscape setting. <p>On balance, although there are opportunities for minimising harm, the impact on this objective has identified the site will still cause minor to significant harm to this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Mitigation regarding visibility, particularly to the western edge, should inform ongoing masterplanning of the site.</i> • <i>Consideration of views to existing residential properties is included within the masterplanning of the site.</i> • <i>High quality design and urban design is implemented to provide a distinctive place that reflects the existing character of the village. This should be informed by their village design statement.</i> • <i>Ensure landscape proposals embody existing green networks and incorporate wider links to the existing settlement, particularly in relation to Ebor Way.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The Contextual Landscape Appraisal has been completed by Golby and Luck on behalf of the site promoters.</i> • <i>Preliminary masterplanning has been undertaken by the landowners/developers informed by the Landscape Appraisal.. Masterplanning is ongoing.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to the landscape issues is not likely to be known fully until the planning application stage.</i>

Sites 723, 872 and 944 - Land to the West of Manor Heath, Copmanthorpe (Former ST12)

SA Objective	Sub-objective (Will the site...?):	Alternative Site 872	Alternative Site 723 (former allocation)	Alternative Site 944	Commentary*
<p>Summary for all sites</p> <p>Given the boundaries of all three sites significantly overlap, they have scored the same across all objectives.</p> <p>Objective 1 (housing) has been assessed as a significant positive effect due to the provision of a significant number of new dwellings. Objective 9 (land use) has been recorded as a significant negative effect due to the loss of a greenfield site.</p> <p>A minor positive effect was determined against objective 4 (jobs) due to the generation of construction jobs and objective 5 (equality) due to facilities and provision of affordable housing. A minor negative effect was recorded for objective 10 (water) as a result of increased pressures on local water resources, objective 11 (waste) due to the overall increase in waste generation and objective 12 given the likely increase in NO2 from traffic projections.</p> <p>A mixed minor positive and negative effect was recorded for objective 2 (health) due to the inclusion of open space and sports facilities and the long term adverse effects from road noise Objective 6 (transport) was also identified as having mixed effects due to the enhancements of walking and cycling facilities along with increased car use, as was objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. Mixed minor to significant negative effects were recorded for objectives 14 (cultural heritage) and 15 (landscape) due to the potential impacts on archaeology and rural compactness. Objective 3 (education and training) was assessed to have a minor and uncertain effect as a result of the training opportunities during construction and unknown educational capacity required..</p> <p>A neutral effect was recorded against objective 8 (biodiversity) due to the low biodiversity value of the site and objective 13 (flood risk) given its location in a low-risk flood zone.</p>					

Key

Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

Site 131 - Land at Moor Lane, Copmanthorpe (Former ST13)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	++	<p>Likely Significant Effects</p> <p>The site is expected to deliver up to 125 new dwellings which would help meet the needs of the local population through the delivery of new homes in an area of housing need. Based upon policy H10, this site should provide 30% affordable housing as part of the development.</p> <p>Due to the scale of the development it is uncertain whether additional local facilities would be included on site.</p> <p>This has been assessed as a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <i>It is assumed that no retail or community facilities will be included in the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The final number of homes developed on this site will be subject to masterplanning and an associated planning application.</i>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); Improves access to healthcare; 	+	-

Site 131 - Land at Moor Lane, Copmanthorpe (Former ST13)

SA Objective	Sub-objective (Will the site...?):	Effects		Commentary*
	<ul style="list-style-type: none"> Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 			<p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of opportunities for walking and cycling are uncertain.</i> <i>The level and type of open space proposed in the development is uncertain.</i>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	?	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>There is a primary school located within 800m from some parts of the site, and there are no secondary schools within this distance. The extent of additional capacity to accommodate students from the new development would need to be established. A nursery is accessible from the site.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development.</p> <p>It is therefore anticipated that there will be a mixed minor positive and uncertain effect as a result of the skills development through the construction period and the limited availability of local schools.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that local schools would have capacity for additional students from the development.</i> <i>It is assumed that the scale of the development does not warrant the inclusion of a new school.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The number of students and their educational needs will only be fully determined upon the development's completion and occupation.</i>

Site 131 - Land at Moor Lane, Copmanthorpe (Former ST13)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	+ -	<p>Likely Significant Effects</p> <p>In the short-medium term, temporary construction jobs are expected to be generated through the development of the site. If community facilities or shops are included in the development, then there may also be the long term generation of a small number of jobs on the development.</p> <p>There are limited options for low carbon travel into York city centre due to the lack of frequent bus or train services, which will also reduce the flexibility of the workforce on the development.</p> <p>There are no known significant employment opportunities in the close vicinity of the development but the development would support the workforce in York through provision of housing.</p> <p>Overall this has been assessed as a minor positive effect in the short term and neutral effect in the medium to long-term, as the scale of job generation will be limited.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site. It is uncertain whether local facilities will be included in the development.
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and 	+	<p>Likely Significant Effects</p> <p>The development of the site may help address deprivation inequalities through the provision of affordable housing. Based upon policy H10, this site should provide 30% affordable housing as part of the development.</p> <p>Local facilities including a convenience shop within 400m of the site plus restaurants, newsagents, a library and other local services are also present within the village centre. This provides accessible facilities for residents on the development. This could be enhanced further through the creation of pedestrian and cycle access to the village.</p> <p>Due to the size of the development new facilities are not expected to be incorporated; however development may maintain the vitality of the village centre through increasing mass of population.</p> <p>The site has some access to non frequent bus routes with walking distance, which is positive for connectivity.</p> <p>Overall this has been assessed as minor positive effect against this objective.</p> <p>Mitigation</p>

Site 131 - Land at Moor Lane, Copmanthorpe (Former ST13)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
	security for people and/or property.		<ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that local services have the capacity to expand for new residents. Assumed that affordable housing would be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain whether the development will deliver additional new facilities.
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	0 -	<p>Likely Significant Effects</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development</p> <p>A non-frequent bus service is available within 400m of the proposed development. There are no frequent bus services, train station, Park and Ride or cycle routes within 800m of the site. Car journeys are therefore expected to increase as a result of the development.</p> <p>The Transport Appraisal notes that cycling within the village is principally on-road and that it is viewed as a safe mode of transport due to the low vehicle flows and traffic management measures in place. Cycle and pedestrian routes should be incorporated within the development to enhance uptake and promote sustainable travel into the village.</p> <p>Despite the overall increase in vehicle use from the site, the Transport Appraisal has assessed the development as generating a limited volume of traffic due to the number of houses involved. Considered along with the nature of the surrounding highway network, the Transport Appraisal identified that this can be accommodated without detriment to existing road users but nonetheless may impact on local congestion. As such, a significant increase in congestion is not anticipated as a result of the development.</p> <p>As a result of the limited opportunities for uptake of sustainable transport and the lack of congestion expected from vehicles, this has been assessed as a neutral to minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A significantly more frequent bus route and options for sustainable modes of travel should be introduced to promote non-car journeys. Further strategic connections for pedestrian and cycle routes should be included to integrate the site into the existing network. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The behaviour of future occupiers and their travel needs.

Site 131 - Land at Moor Lane, Copmanthorpe (Former ST13)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+ -	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the 'Greenest city in the North' (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain.
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature 	0	<p>Likely Significant Effects</p> <p>There are no nationally or internationally designated biodiversity sites on or adjacent to the development area.</p> <p>Development of the greenfield site is expected to result in a loss of areas of biodiversity, albeit of relatively low value due to the ongoing management as agricultural land. The Ecological Appraisal considered the site as unlikely to support any rare or protected species.</p> <p>There is an opportunity for the development to connect with existing green infrastructure corridors and integrate an ecological scheme throughout the site to promote biodiversity on site and connectivity to the wider natural environment. There is existing tree planting across the western boundary that should be retained for connectivity, and could be enhanced through additional planting.</p>

Site 131 - Land at Moor Lane, Copmanthorpe (Former ST13)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
	conservation sites (SINCs); <ul style="list-style-type: none"> Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 		Overall this has been assessed as a minor negative effect on this objective due to the loss of habitats and species. <p>Mitigation</p> <ul style="list-style-type: none"> <i>A biodiversity scheme should be implemented to promote connectivity to the natural environment and support biodiversity of site.</i> <i>Site clearance should either be performed outside of breeding bird season, or should be preceded by a nesting bird survey.</i> <i>Existing trees at the western boundary of the site should be retained and bat and bird boxes should be incorporated into the development.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	--	<p>Likely Significant Effects</p> <p>This is a greenfield site. The proposed site is an area of agricultural land (Grade 2 and 3a) and would be permanently lost to development which would have a negative impact for this objective..</p> <p>The site has been used for agricultural purposes and therefore the anticipated risks of contamination are considered to be low. Further ground investigations are required.</p> <p>Provision of openspace could include allotments. This may have a positive impact in the long-term but is subject to masterplanning and implementation.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of 	-	<p>Likely Significant Effects</p> <p>There are no notable water bodies within 30m of the site, so negative effects are not expected from construction works or the completed development. The site is not located within a Source Protection Zone.</p>

Site 131 - Land at Moor Lane, Copmanthorpe (Former ST13)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
	rivers and groundwaters.		<p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to 108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> • Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a •
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> • Promote reduction, re-use, recovery and recycling of waste; • Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this</p>

Site 131 - Land at Moor Lane, Copmanthorpe (Former ST13)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
			<p>objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
<p>12. Improve air quality.</p>	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The site is not within proximity of any AQMAs. An increase in traffic as a result of this development may have an impact on arterial roads linking back to York's Ring-road. Further assessment of this should be made in relation to air quality associated with transport as a result of development.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that the development will adhere to air quality policies in the Local Plan.</i> <p>Uncertainties</p> <p><i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</i></p> <ul style="list-style-type: none">

Site 131 - Land at Moor Lane, Copmanthorpe (Former ST13)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
	<p>negative impacts on the health of future occupants/users;</p> <ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 		
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	<p>0</p>	<p>Likely Significant Effects</p> <p>The proposed development is located in an area identified as being at low risk of flooding. A flood risk assessment will be required in line with policy ENV4 of the Local Plan.</p> <p>Some drainage issues have been identified in the Flooding and Drainage Statement, including overspill from the nearest drainage ditch in extreme rainfall events and surcharge from the local drainage system.</p> <p>Sustainable drainage systems (SUDs) should be incorporated into the development to help manage surface water flows and avoid contributing to flood risk. This should be in line with Local Plan policy ENV5. The site also must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy ENV5.</p> <p>The development has been assessed as having a neutral on flood risk.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</i> <i>The site should be laid out to provide an opportunity for any flood water to flow away from homes, and lower lying external areas such as road and parking areas should be designed to temporarily flood during extreme events.</i> <i>Plot levels should be raised at low points within the development and in areas defined as flow paths.</i> <i>Field drains should be cleared of any debris.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that surface water management features will be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>

Site 131 - Land at Moor Lane, Copmanthorpe (Former ST13)

SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>0 -</p>	<p>Likely Significant Effects</p> <p>The HIA identifies that development of the site would have a destructive impact on any surviving archaeological deposits or landscape features, however the medieval ridge and furrow once present on the site has largely been ploughed out. As such, it is not certain whether there are any notable remaining archaeological features within the development area.</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York. Poorly designed housing would have a detrimental impact on the architecture of Copmanthorpe and York in general. Inappropriately tall buildings would also have a detrimental impact upon existing surrounding properties.</p> <p>As a result, this has been assessed as a neutral effect with the potential for a minor negative effect if archaeology of interest was identified.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>It is important for the design to enhance particular elements of the strong urban form characteristic.</i> <i>Further information is required on the proposed architectural design.</i> <i>Further archaeological analysis and mitigation is required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>It is uncertain whether significant archaeology is still present on site.</i> <i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i>
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	<p>0 -</p>	<p>Likely Significant Effects</p> <p>The HIA identifies that the site does not significantly contribute to the open countryside surrounding York or to the village setting of Copmanthorpe. With the exception of a small loss of land, there would be a negligible effect on the rural edge setting in this area. Development of this site would not have a significantly detrimental impact on the open country side character of the area. It will slightly increase the distance between Copmanthorpe and the countryside to the south-west but the village has already been impacted upon by residential growth throughout the 20th century.</p> <p>Views from the site are generally local and rural in nature. Higher ground to the north of the site limits views towards York and screens the development from views from the city.</p> <p>Whilst the site is partially contained by residential properties the development of the site would extend the built edge of Copmanthorpe to the west into open countryside. Development would impact on views from residential buildings immediately surrounding the site. Site is visible from adjacent PROW and main line railway, but impact on wider views from general surrounding area will be small.</p> <p>Overall this has been assessed as a neutral to minor negative effect against this objective.</p>

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SA Objective	Sub-objective (Will the site...?):	Effects	Commentary*
			<p>Mitigation</p> <ul style="list-style-type: none"> The HIA suggests that <i>buffering</i> around the outer edges of the development will mitigate the impact of the boundary between rural landscape and urban fringe. Housing densities should be kept relatively low and should aim to match up with the existing residential area. <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>

Summary

A significant positive effect was recorded against objective 1 (housing) as a result of the significant number of new houses that will be constructed in an area of need. Objective 9 (land use) was assessed as a significant negative effect due to the loss of greenfield land.

A minor positive effect was recorded against objective 5 (equality) as a result of the inclusion of affordable housing and good access to local services and objective 10 (water) due to potential detrimental impacts on local water quality from increased consumption and objective 11 (waste) as a result of the increase in waste generation. A minor negative effect was also recorded against objective 12 (air quality) due to the increase in construction emissions.

A mixed minor positive effect was recorded for objective 2 (health) due to the improved access to open space and the potential for short term noise disturbance during construction. Objective 3 (education and training) was appraised as mixed minor positive and uncertain due to the enhancement of trade skills but the unknown access to educational facilities. Objective 4 (jobs) was assessed as a neutral to minor positive effect due to the limited generation of jobs but lack of access to employment opportunities. A mixed neutral to minor negative effect was also recorded against objective 6 (transport) as the development is not expected to generate congestion but has limited opportunity for sustainable travel and objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions. A neutral effect with the potential for a minor negative effect was recorded against 14 (cultural heritage) due to the lack of impact on heritage assets and setting and potential for archaeological deposits. Objective 15 (landscape) was also mixed neutral and minor negative.

Neutral impacts are identified for Objective 8 (biodiversity) due to limited likely ecology on site; objective 13 (flooding) due to low flood risk.

There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development, and the presence or condition of any archaeological remains.

Key

Symbol	Likely Effect on the SA Objective		
++	The policy is likely to have a significant positive effect	?	Uncertain or insufficient information on which to determine effect
+	The policy is likely to have a positive effect	-	The policy is likely to have a negative effect
0	No significant effect / no clear link	--	The policy is likely to have a significant negative effect

Site 800 - Land to the south of the Designer Outlet (Former ST25)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	<p>Likely Significant Effects</p> <p>As an employment site there are not expected to be any new dwellings on the development. This has therefore been assessed as having a neutral effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does 	<div style="display: flex; justify-content: space-around; align-items: center;"> + - </div>	<p>Likely Significant Effects</p> <p>There is access to existing open space at the development which would help support the promotion of outdoor leisure activities and a healthier lifestyle. The inclusion of cycle and pedestrian routes to and within the development would help to support an active lifestyle.</p> <p>The site is located immediately south of the existing designer outlet and there are also a small number of residential properties within or near to the development site. There is the potential for short and longer term noise disturbance and loss of amenity for these receptors. This includes potential long term noise from industrial operations and vehicles, and an assessment of the impact of any additional vehicle movement on the noise level and locality would need to be undertaken.</p> <p>There are no healthcare facilities within 800m of the site</p> <p>This is a predominantly arable and farming land meaning that the risk of contamination is low for human health..</p> <p>The site does have access to a frequent bus service from the park and ride within 1000m of the site would be positive for accessibility.</p> <p>Overall this has been assessed as a mixed minor positive and negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An assessment of the impact of vehicle noise would be required.</i> <i>Open space and pedestrian and cycle routes should be included in the development.</i> <p>Assumptions</p>

Site 800 - Land to the south of the Designer Outlet (Former ST25)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	not pose unacceptable risks to health.		<ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of open space to be included in the development is uncertain.
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	<p>Likely Significant Effects</p> <p>In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. The level of training and skills development in associated industries would be dependent upon market forces.</p> <p>There may also be longer term training opportunities available at the business on the completed development.</p> <p>There are no nursery provisions within 800m of the development.</p> <p>Overall this has been assessed as a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of skill enhancement and employment opportunities is not certain.
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic 	++	<p>Likely Significant Effects</p> <p>The development is expected to generate 377 – 1,320 long term jobs, which would have a significant benefit for employment and economic growth. This would also help support business success. However, the size of development may be limited by the flood risk on site reducing the developable area.</p> <p>There are several options for sustainable travel to the development, which would promote low carbon commuting and travel.</p> <p>As this is an out of town development area, the nature and scale of businesses at the site would need to be balanced with the needs of the city centre, to ensure that the development does not detract from the city centre.</p> <p>Temporary construction jobs would also be generated as a result of the development of the site.</p> <p>This has been assessed as a significant positive effect.</p> <p>Mitigation</p>

Site 800 - Land to the south of the Designer Outlet (Former ST25)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> growth; Support existing employment drivers; Promote a low carbon economy. 		<ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	<p>Likely Significant Effects</p> <p>As the development is envisaged for industrial and distribution use there is not anticipated to be new services or facilities included in the development. As such, this has been determined as a neutral effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #90EE90; width: 20px; height: 20px; margin-right: 5px;"></div> + <div style="background-color: #FFD700; width: 20px; height: 20px; margin-left: 5px; margin-right: 5px;"></div> - </div>	<p>Likely Significant Effects</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development</p> <p>The site is highly accessible from sustainable modes of transport, including frequent and non-frequent bus routes within 400m of the site, a Park and Ride stop within 400m of part of the site, and a cycle route on or adjacent to the development. Any new cycle or pedestrian routes within the development should link up with existing routes to enhance access.</p> <p>The size of the employment development is also likely to generate additional car journeys which could result in additional peak hour traffic follow onto sections of the A19 that are already congested. The likely increase in traffic is expected to exacerbate the peak hour and localised existing congestion.</p> <p>As a result, this has been assessed as a mixed significant positive and minor negative effect on this objective.</p>

Site 800 - Land to the south of the Designer Outlet (Former ST25)

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
				<p>Mitigation</p> <ul style="list-style-type: none"> Further detailed transport assessment is required. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The uptake of sustainable transport to the development is not certain.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	-	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the 'Greenest city in the North' (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p>

Site 800 - Land to the south of the Designer Outlet (Former ST25)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain.
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	-	<p>Likely Significant Effects</p> <p>The Naburn Marsh SSSI is located within 500m of the development, which is a nationally designated site. The site was designated as it comprises of nationally rare flood meadows and swamp. As such, consideration of site drainage is important to ensure that the site does not suffer detrimental effects from the development.</p> <p>A locally important Area of Local Nature Conservation Interest is also located adjacent to the proposed development area. There are no internationally important sites in the vicinity of the development.</p> <p>The site itself is an area of improved grassland with the potential for ecological interest. There is also mature trees which contribute to local ecology. Development would result in the potential loss of habitats and green infrastructure.</p> <p>As a result, a minor negative effect has been determined against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Expert advice may need to be sought with regard to the SSSI and breeding waders. An ecological survey and any required mitigation should be undertaken. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; 	--	<p>Likely Significant Effects</p> <p>This is a greenfield site. The proposed site is an area of agricultural land (Grade2/3) and would be permanently lost to development which would have a negative impact for this objective..</p> <p>The site has been used for agricultural purposes and therefore the anticipated risks of contamination are considered to be low. Further ground investigations are required.</p> <p>Provision of openspace could include allotments. This may have a positive impact in the long-term but is subject to masterplanning and implementation.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary.

Site 800 - Land to the south of the Designer Outlet (Former ST25)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Safeguard mineral resources and encourage their efficient use. 		<p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>There are no notable water bodies within 30m of the site, so negative effects are not expected from construction works or the completed development.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

Site 800 - Land to the south of the Designer Outlet (Former ST25)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			•
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The site is not in proximity of any AQMAs. An increase in traffic as a result of this development may have an impact on arterial roads linking back to York's Ring-road. Additional traffic could exacerbate issues on the A19 towards York where air quality is known to nearly exceed targets which would have a negative effect. Further assessment of this should be made in relation to air quality associated with transport as a result of development.</p> <p>Preliminary assessment undertaken by the site promoter indicates that additional vehicle trips are likely to have a minor but not significant impact on air quality.</p> <p>Overall this site has been appraised as having a likely minor negative effect.</p>

Site 800 - Land to the south of the Designer Outlet (Former ST25)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 		<p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. Preliminary evidence prepared by site promoter is still valid. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	---	<p>Likely Significant Effects</p> <p>The site is located in an area of flood zone 2 and 3a, so it includes an area at high risk of flooding. Sustainable drainage systems (SUDs) should be incorporated into the development to help manage surface water flows and avoid contributing to flood risk. As a greenfield site, runoff rates must not exceed 1.4l/sec/ha. As a result of the high flood risk, this has been assessed as a significant negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Development would need to be in accordance with the Strategic Flood Risk Assessment <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
14. Conserve or enhance York's historic environment,	<ul style="list-style-type: none"> Promote or enhance local culture; 	-	<p>Likely Significant Effects</p> <p>The HIA identifies ridge and furrow in unknown condition has been recorded across part of the site. Prehistoric/Romano-British field</p>

Site 800 - Land to the south of the Designer Outlet (Former ST25)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
cultural heritage, character and setting.	<ul style="list-style-type: none"> Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 		<p>systems and settlements are known in the area, and the Battle of Fulford may have taken place in the vicinity. Additionally, Acres House (now Acres Farm) is shown on the First Edition OS plan 1852. Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features remaining on site.</p> <p>Development of the site would also result detrimental effects on the historic character and setting of the city due to the loss of a green wedge, and the creation of a more commercial setting for local villages.</p> <p>Inappropriate scale or low quality architecture and craftsmanship has the potential for a negative effect on the architectural legacy of York in general.</p> <p>This has been assessed as having a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>It is important for the design to enhance particular elements of the strong urban form characteristic.</i> <i>Further setting, architectural and craftsmanship analysis and mitigation would be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale and condition of archaeological and heritage assets present on site is uncertain.</i> <i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i>
15. Protect and enhance York's natural and built landscape.	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	-	--

Site 800 - Land to the south of the Designer Outlet (Former ST25)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		?	<p>Mitigation</p> <ul style="list-style-type: none"> Further landscape analysis and mitigating measures are required. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>Summary</p> <p>A significant positive effect was identified for objective 4 (jobs) due to the generation of short term construction jobs and long term employment opportunities on the development. Objective 9 (land use) has been assessed as having a significant negative effect due to the loss of greenfield agricultural land, as has objective 13 (flooding) due to the high flood risk on site.</p> <p>A minor positive effect was determined against objective 3 (education and training) due to the enhancement of trade skills and the potential for training opportunities on the development.</p> <p>A minor negative effect was recorded against objective 6 due to the anticipated peak time congestion on the A19. Objective 8 (biodiversity) was assessed as having a minor negative effect due to the proximity of a SSSI and the presence of a locally important conservation site on the proposed development area. A minor negative effect was recorded against objective 10 (water) due to the potential deterioration of local water quality as a result of increased demand, objective 11 (waste) as a result of the increased waste generation and objective 12 (air quality) due to local congestion causing a potential decline in air quality. Objective 14 (cultural heritage) was also determined as minor negative effects due to the presence of archaeological features on site and the potential for detrimental effects on local character and setting.</p> <p>A mixed minor positive and negative effect was determined against objective 2 (health) due to the access to open space from the development and the potential noise impacts from the site on adjacent receptors. A mixed minor positive and minor negative effect was also recorded for objective 6 (transport) due to the sustainable travel opportunities but likely promotion of car travel. A mixed minor effect was also recorded against objective 7 (greenhouse gases) due to the potential to increase renewable energy generation on site and the increase in greenhouse gas emissions as a result of the development. Objective 15 (landscape) were also determined as minor to significant negative effect due to the potential for detrimental effects on local character and setting.</p> <p>No effects were identified against objective 1 (housing) and objective 5 (equality).</p> <p>There are uncertainties over the level and type of open space and renewable energy generation to be included in the development, the number of construction jobs to be generated and the condition of archaeological features on site.</p>			

Key

Symbol	Likely Effect on the SA Objective		
++	The policy is likely to have a significant positive effect	?	Uncertain or insufficient information on which to determine effect
+	The policy is likely to have a positive effect	-	The policy is likely to have a negative effect
0	No significant effect / no clear link	--	The policy is likely to have a significant negative effect

Site 779 - Land to the south of Boroughbridge Road/A59 (Former ST29)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	++	<p>Likely Significant Effects</p> <p>This is a 5 ha site to the south the A59/Boroughbridge Road which could provide around 135 dwellings which will make an important contribution to the overall housing stock of the City and the dwelling mix which allows for affordable housing in an area of need. Based upon policy H10, this site should provide 30% affordable housing as part of the development</p> <p>There are some community facilities within the vicinity (nursery school and secondary school) although these would have to be supplemented over the medium and longer term, perhaps in combination with other development sites in the vicinity. There is also a convenience and neighbourhood parade within 800m. There is access to limited open space in the vicinity.</p> <p>Overall, the site will have a permanent significant positive effect on this objective, reflecting the size of the site and its contribution to the City's dwelling stock, particularly in terms of affordable housing in this area of need.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Phasing of development should include the provision of facilities to ensure the population is provided for.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The number of dwellings is as per emerging masterplanning by the site promoters/viability assessment undertaken as part of the Local Plan.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i> <i>The levels and type of community facilities that will be required</i>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle through access to leisure opportunities 	+ -	<p>Likely Significant Effects</p> <p>This site would be subject to policies in the plan in relation to openspace, health and well-being and sustainable access.</p> <p>Short-term construction noise has the potential to impact existing residents, although this would be temporary. In the longer term, a noise assessment would be required, as the site is in close proximity to the A59, which has the potential to adversely affect new housing.</p> <p>The site is adjacent to existing residential areas. It is likely that there will be impacts on these areas for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Similarly there could be an impact on air quality, habitable rooms may need to be orientated away from the road, but also the increase in traffic from the proposed development could have a impact on health through air quality on a localised level. The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p>

Site 779 - Land to the south of Boroughbridge Road/A59 (Former ST29)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	(walking / cycling); <ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #90EE90; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #FFD700; margin-right: 5px;"></div> </div>	<p>Whilst there is some access to existing open space (including Outdoor Sports Provision and Allotments), Any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment.</p> <p>This development should support walking and cycling within the site and given its suburban location it should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities, which are located adjacent to the site.</p> <p>The site is predominantly agricultural and therefore risks of contamination are considered to be low.</p> <p>On balance, it is anticipated that the impacts are likely to be mixed positive and minor negative in the short term and positive in the medium to long-term as the facilities and open space are developed and assessments concluded and mitigation measures implemented.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A land contamination assessment and a noise assessment should be conducted and the strategies should be implemented accordingly. Development of any facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. <p>Assumptions</p> <ul style="list-style-type: none"> Preliminary investigations on the site for contamination and noise will be remediated through agreed strategies with the Council and Environment Agency. Open space will be included in the development There will be a cycle path that links to the current network. <p>Uncertainties</p> <ul style="list-style-type: none"> The level and type of open space will be subject to masterplanning. Impact, if any of land contamination from the petrol station. If healthcare facilities would need to be included as part of any development. Impact of noise on the development
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for 	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #90EE90; margin-right: 5px; text-align: center; line-height: 20px;">+</div> <div style="width: 20px; height: 20px; background-color: #FFD700; margin-right: 5px; text-align: center; line-height: 20px;">?</div> </div>	<p>Likely Significant Effects</p> <p>The site has a secondary school and a nursery school within 800m, although the capacity of these and the nearest primary school is not known at this stage. At around 135 dwellings, the development could generate additional demand, requiring new build or expansion of existing facilities and the need for co-ordination with provision associated with other strategic sites in the vicinity.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>continued success;</p> <ul style="list-style-type: none"> Provide good quality employment opportunities available to all. 	<p style="text-align: center;">+</p>	<p>in the short-medium term. The level of training and skills development in associated industries dependent upon employment practices and market forces.</p> <p>It is anticipated that this should have a significant positive impact on this objective but with some uncertainty regarding the specific requirements for educational provision for which further information is required and for which once determined, provision will need to be made.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Provision of educational facilities would be in line with policy ED6 of the Local Plan. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	<p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site.</p> <p>The site is in reasonable proximity to the City Centre with good transport links along the A59 bordering the site to the north and providing opportunities for sustainable travel for workers and shoppers.</p> <p>The site would predominantly provide housing which would support the overall workforce in York.</p> <p>This has been assessed as a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> None <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	+	<p>Likely Significant Effects</p> <p>Based upon policy H10, this site should provide 30% affordable housing as part of the development. This would make a positive contribution towards this objective in the long-term in meeting the identified affordable housing need, reducing homelessness and supporting equal access to housing.</p> <p>There is good access to York via frequent and non-frequent bus routes, cycle paths and roads. Further enhancement for the benefit of the site may be required.</p> <p>There is also some access to local provision of facilities, which would be useful for any new community.</p> <p>Overall this has been assessed as having a significant positive effect on equality and access.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <p>Local service provision (existing and potential) will meet needs of new residents.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> The facilities and services provided will be subject to masterplanning and occupation following development.
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	++	<p>Likely Significant Effects</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development</p> <p>Given that car access and travel will be inevitable and the development is adjacent to the A59, it could contribute to congestion in the area, particularly at peak times. The proximity of the site to the City Centre and the provision of bus routes (including those frequent routes operating from the Poppleton P&R), a railway station at Poppleton and cycle paths offers opportunities for sustainable travel for new residents. New bus stops and improvements may be required to ensure best access to these facilities from the site.</p> <p>Overall, the effects are assessed as being significant positive provided that the most is made of these opportunities.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A transport assessment and travel plan would be required for the development. Sustainable transport links to existing pedestrian and cycle routes should be included. <p>Assumptions</p> <ul style="list-style-type: none"> n/a

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Uncertainties</p> <ul style="list-style-type: none"> The behaviour of future occupiers and their travel needs.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the 'Greenest city in the North' (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain.

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	<p>0</p>	<p>Likely Significant Effects</p> <p>The site is greenfield and predominantly arable. There are no known ecological issues within or within proximity of the site.</p> <p>The site although some linkage through the opposite side of the road should be retained to provide wildlife and green corridors. There are also mature landscape features such as hedgerows with trees and trees with preservation orders, which would need further investigation. Development could enhance its character, providing access and biodiversity areas for residents.;</p> <p>Further ecological assessment would be required.</p> <p>This has been appraised to have a neutral effects subject to further investigation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Incorporation of accessible biodiversity elements into the masterplan. <p>Assumptions</p> <ul style="list-style-type: none"> That the site has no features or species of ecological interest. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; 	<p>--</p>	<p>Likely Significant Effects</p> <p>This is a greenfield site. The proposed site is an area of agricultural land (Grade2/3) and would be permanently lost to development which would have a negative impact for this objective..</p> <p>The site has been used for agricultural purposes and therefore the anticipated risks of contamination are considered to be low. Further ground investigations are required.</p> <p>Provision of openspace could include allotments. This may have a positive impact in the long-term but is subject to masterplanning and implementation.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary.

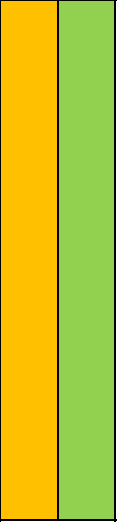
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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Safeguard mineral resources and encourage their efficient use. 		<p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
11. Reduce waste	<ul style="list-style-type: none"> Promote reduction, re- 	-	<p>Likely Significant Effects</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
generation and increase level of reuse and recycling.	use, recovery and recycling of waste; <ul style="list-style-type: none"> Promote and increase resource efficiency. 		<p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in 	- +	<p>Likely Significant Effects</p> <p>The development is over 500m from the nearest AQMA. Additional car journeys towards the city centre may have in-combination effects with other development in this area with negative potential effects on the AQMA.</p> <p>Due to the increase in traffic movements and local congestion, a localised reduction in air quality is expected. Residents may also be exposed to poor air quality due to the close proximity of the A59. Consideration to the site design will need to be given to ensure that residences are set back from the carriageway and habitable rooms are orientated away from the roads where necessary.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling.</p> <p>Despite the presence of some opportunities for the promotion of sustainable travel, a significant increase in car use and local congestion is expected.</p> <p>Overall, the effects of the development are assessed as having positive and negative effects, reflecting the likely increase in car traffic, but the location of site in relation to the City Centre and significant opportunities for sustainable transport use.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>AQMAs and prevent new designations;</p> <ul style="list-style-type: none"> Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 		<p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required for the development. Residences should be set back from the carriageways and habitable rooms orientated away from the roads where necessary. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	<p>0</p>	<p>Likely Significant Effects</p> <p>The development is located in an area identified as being at very low risk of flooding.</p> <p>Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development in line with Local Plan policy ENV5. The site also must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy ENV5. As a Greenfield site, run off must not exceed 1.4 l/sec/ha.</p> <p>For the above reasons, the site has been assessed as having a neutral effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	-	<p>Likely Significant Effects</p> <p>The HIA identifies that development of this site will contribute to a change in the overall character of this area of the City by advancing the urban area westward. The Heritage Impact Assessment for the City concludes that there could be minor negative effects associated with architectural character, archaeology and landscape and setting of the City. The Minster and other landmarks may be visible from the highest point in the site. Masterplanning and detailed planning consent would need to pay heed to these issues to secure the best development fit for the site, although landscape and setting impacts could not be mitigated.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the traditional village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised. Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>An archaeological evaluation would be required to understand the archaeological potential on the site. Archaeological events have been recorded in this area. A desk-based assessment would be required followed by a programme of non-intrusive/intrusive work as agreed by city of York Council.</p> <p>This has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Archaeological assessment and evaluation will be required. Further setting, architectural and craftsmanship analysis and mitigation would be required. <p>Assumptions</p> <ul style="list-style-type: none"> None <p>Uncertainties</p> <ul style="list-style-type: none"> The quality of proposed architecture and craftsmanship for the residences is uncertain.
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important 	-	<p>Likely Significant Effects</p> <p>The HIA identifies that this site contributes to the open countryside and rural setting of York when viewed from the A1237/A59. Development of this site would reduce the sense of openness between the ring road and the current built extent of the City along Boroughbridge Road.</p> <p>Whilst the opposite side of the road has changed to an urban fringe landscape, this side of the A59 is still perceived as rural in character. It is considered that the site provides an important role in the setting of York providing views over open countryside as you travel from York towards the A1237 along the A59. Although the site is partially contained with occasional tree planting and hedgerows along with existing residential</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>sites;</p> <ul style="list-style-type: none"> Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	<div style="background-color: yellow; width: 100%; height: 100%;"></div> <div style="background-color: red; width: 100%; height: 100%;"></div>	<p>properties to the east, it has open fields to the southern boundary. The site provides a role in separating the urban edge of York from the village of Poppleton, preventing coalescence which has already been compromised on the opposite side of the road through the Manor School development. Any development would need to be carefully designed to include suitable buffering fronting onto the A59 and A1237 to minimise the impact on the rural setting of York experienced via these different approaches.</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York. Poorly designed housing will have a detrimental impact on the architecture of York in general and inappropriately tall buildings will have a detrimental impact upon existing surrounding properties. Development of the site will remove part of the field margin between the urban fringes of the city and the ring road. Development here will slightly reduce the distance between the separate village of Poppleton and the urban fringes of the city.</p> <p>This site is therefore assessed as having a minor to significant negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Further landscape assessment and mitigating measures are required. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>Summary</p> <p>A significant positive effect was identified for objective 1 (housing) due to the site’s contribution to the overall housing stock of the City; and objectives 5 (equality and access).</p> <p>A minor positive effect was identified for objective 4 (economy) given the site’s reasonable proximity to the City Centre with good transport links along the A59 bordering the site to the north and 6 (sustainable transport) due to the good access to York via frequent and non-frequent bus routes, cycle paths and roads but balanced with likely impact on congestion; objective 9 (land resources) as the provision of openspace could include allotments;</p> <p>A minor negative effect was identified for objective 10 (water efficiency and quality) as an increase in population will have an inevitable negative impact on water usage and consumption; objective 11 (waste) due to the increases in waste generation with opportunities to increase reuse and recycling and objective 14 (historic environment) associated with architectural character, archaeology and landscape and setting of the City.</p> <p>A mixed minor positive and negative effect was identified for objective 2 (health) as it is anticipated that the impacts are likely to be mixed positive and minor negative in the short term and positive in the medium to long-term as the facilities and open space are developed and assessments concluded and mitigation measures implemented; objective 3 (education) because at around 135 dwellings, the development could generate additional demand, requiring new build or expansion of existing facilities and the need for co-ordination with provision associated with other strategic sites in the vicinity; objective 7 (climate change) due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures; and objective 12 (air quality) reflecting the likely increase in car traffic, but the location of site in relation to the City Centre and significant opportunities for sustainable transport use. Objective 15 (landscape) was assessed to have a mixed minor to significant negative in relation to openness and rural views..</p> <p>This site has been appraised to have an overall neutral effect on objective, 8 (green infrastructure) as development could enhance the site’s character, providing access and biodiversity areas for residents; and 13 (flood risk) as the site is located in an area identified as being at very low risk of flooding</p>			

Key

Symbol	Likely Effect on the SA Objective		
++	The policy is likely to have a significant positive effect	?	Uncertain or insufficient information on which to determine effect
+	The policy is likely to have a positive effect	-	The policy is likely to have a negative effect
0	No significant effect / no clear link	--	The policy is likely to have a significant negative effect

Site: 187 - North of Stockton Lane (Former ST30)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	++	<p>Likely Significant Effects</p> <p>The land North of Stockton Lane has the potential to deliver up to 165 new dwellings. This is expected to contribute to delivering homes which meet the needs of the community. Based upon policy H10, this site should provide 30% affordable housing as part of the development which would make a long term contribution towards the need for affordable accommodation within the City.</p> <p>There are some convenience facilities partly within 800m of the site It is not anticipated that the development would enable further facilities to be developed on site.</p> <p>Due to the delivery of new homes, a significant positive effect is anticipated against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Phasing of development should include the provision of facilities to ensure the population is provided for and undue pressure is not put on others which are existing and in close proximity.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental 	+	<p>Likely Significant Effects</p> <p>The development of the site would be subject to policies within the Local Plan regarding provision of on-site openspace, provision of</p>

Site: 187 - North of Stockton Lane (Former ST30)

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>circumstances could negatively impact on people's health;</p> <ul style="list-style-type: none"> • Improve access to open space / multi-functional open space; • Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose unacceptable risks to health. 		<p>community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The site is currently within agricultural use and therefore does not have formally designated open space. The development currently has access to a variety of openspace within proximity of the site and (within 400m). However, any development would be required to make provision for open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of openspace types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment.</p> <p>The development should support walking and cycling within the site and seek should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities. New interconnected cycle and pedestrian networks should be provided to openspace to maximise accessibility and health benefits. The developer is proposing to create a new footway along the northern boundary of Stockton Lane to help facilitate improved access to and from the site. No new dedicated cycleways are proposed, however it is noted that the existing highways are lightly trafficked.</p> <p>Capacity of healthcare in this location is unknown. In accordance with Policy DM1, it may be necessary for the development to support additional healthcare provision due to the increase in population associated with the new built development.</p> <p>The site has been used for rough grazing and is classified as a Greenfield site, therefore the risks of land contamination are considered to be low.</p> <p>The site is adjacent to existing residential areas. It is likely that there will be impacts on these neighbouring uses for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, it is anticipated that the impacts are likely to be positive in the medium to long-term as the facilities and openspace are developed but may potentially have some short-term adverse impacts from site construction.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Development of facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents.</i> • <i>Facilities and openspace should be implemented in accordance with policies in the local plan.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level and type of openspace will be subject to masterplanning.</i>

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SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	?	<p>Likely Significant Effects</p> <p>Educational provision will need to be in line with policies set out in the Local Plan. It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. Hempland Primary School is identified as being within 800m of the site. Currently there is no nursery provision or secondary school within 800m. Capacity at these schools is unknown.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries would be dependent upon employment practices and market forces.</p> <p>Currently, the effects of this are assessed as potentially positive but with a uncertain assessment regarding the specific requirements for educational provision for which further information is required.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Any additional education provision will need to be established between CYC and the site promoters.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Educational capacity will be established between CYC and the site promoters.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The number of students and their educational needs will only be fully determined upon the developments completion and occupation.</i>
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate 	0	+	<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. In the longer term, additional jobs may be generated at the development after the construction period as facilities or shops could be included.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy.</p> <p>However given the overall scale of the development the effect in the long term is considered to be neutral to minor positive.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that there will be no long term retail or other employment opportunities in the development.</i>

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SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	<ul style="list-style-type: none"> infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 			<p>Uncertainties</p> <ul style="list-style-type: none"> <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	+	<p>Likely Significant Effects</p> <p>The scale of the housing forecast would enable a positive contribution towards the provision of affordable housing. Based upon policy H10, this site should provide 30% affordable housing as part of the development. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>There are existing facilities just within 800m of the site which may also benefit from the large residential development as their viability could be increased. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on these facilities and to ensure access in the site which is further away.</p> <p>Overall this site has been assessed as having a neutral/positive impact on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; 	+	-	<p>Likely Significant Effects</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development. Car use from the site is inevitable and therefore a comprehensive travel plan for the site will need to be developed to ensure that travel from the site is predominantly using sustainable modes as opposed to the car.</p> <p>Overall, the development should have good transport links and be able to promote non-car modes of travel. The Transport Statement produced for the development proposals identifies that routes will be created across the site should encourage walking and cycling. The developer is proposing to install a new footpath along the northern side of Stockton Lane.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	<ul style="list-style-type: none"> Promote sustainable forms of travel; Improve congestion. 			<p>No direct bus service is proposed to the site, however Stockton Lane has an existing bus route and the proposed development site is within 300m of existing bus stops providing a frequent service to York City Centre during peak periods. There are no cycle routes in immediate proximity to the proposed development site, however there are cycle lanes to the south west at Heworth Green roundabout which provide links to the wider network.</p> <p>The transport statement produced on behalf of the developers identifies that York City Centre is approximately 13.5 minutes by bicycle from the site. Based upon the 2011 Census it is noted that approximately 19% of the Heworth Without Ward cycle to work compared to the overall rate of 12% for York.</p> <p>It is likely that this site could have minor positive and minor negative impacts.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> <i>A full access and movement strategy is developed to maximise connectivity to York via sustainable travel modes and behaviour. This should be agreed between relevant bodies.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The infrastructure required for the settlement would be viable</i> <i>The preliminary transport assessment has been undertaken on behalf of the site promoters remains valid..</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of congestion as a result of this development and as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i> <i>The phasing and timescales for the appropriate infrastructure provision.</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop 	+	-	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the 'Greenest city in the North' (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>energy from renewable, low and zero carbon technologies;</p> <ul style="list-style-type: none"> Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	<p style="text-align: center;">0 -</p>	<p>mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of inclusion of renewable energy sources in the development is uncertain.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCS); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; 	<p style="text-align: center;">0 -</p>	<p>Likely Significant Effects</p> <p>The site is identified as being rough grazing land bound by hedgerows with several partial hedgerows running into the site. The majority of the site is identified as being grazed by cattle whilst one field (to the east) is ungrazed. The site contains rough grassland and large areas of tall ruderals. There are two ponds and scattered trees within the site.</p> <p>There is one statutorily designated site of nature conservation interest within 2km of the site (St. Nicholas Fields Local Nature Reserve) and one non-statutory nature conservation site (River Foss Corridor SINC).</p> <p>The Extended Phase 1 Habitat Survey prepared for the promoters of the site concludes that no adverse impacts are anticipated on designated sites as a result of development coming forward. The habitat survey also concluded that:</p> <ul style="list-style-type: none"> The dominant improved grassland habitat is of little nature conservation value, however there are areas of ungrazed grassland which is of value to invertebrates, ground nesting birds, small mammals, foraging bats and birds; The site may support great crested newts; The site provides foraging, commuting and roosting opportunities for bats; The site is considered to be of conservation value for breeding birds. <p>Addition species specific surveying is required to confirm the ecological value of the site. Appropriate mitigation and landscaping would be required to ensure the integrity of any habitats of potential ecological value. The ecological report contains a number of mitigation measures which include:</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Provide opportunities for people to access the natural environment. 		<ul style="list-style-type: none"> Retaining mature hedgerows and trees where possible; Planting native species to supplement retained trees and hedgerows; Incorporation of bird boxes; Minimising permanent and temporary lighting on the site to prevent causing disruption to feeding or commuting bats. <p>On balance the proposed development of the site is assessed as likely to have neutral to minor negative impacts as the scale of effects subject to further assessment..</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Phasing of development should prioritise locations away from any areas identified to have high ecological interest to minimise disturbance and allow any ecological enhancement/mitigation to establish.</i> <i>A full Green Infrastructure Plan for the development should be developed, incorporating openspace and a biodiversity management plan.</i> <i>Established hedgerows should be maintained where they function as wildlife corridors and foraging habitats.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>A programme of further studies to be agreed between site promoters and CYC ecologists.</i> <i>Initial ecological evidence referenced has been prepared on behalf of the site promoters remains valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; 	--	<p>Likely Significant Effects</p> <p>This is a greenfield site. The proposed site is an area of agricultural land (Grade 3b) and would be permanently lost to development which would have a negative impact for this objective..</p> <p>The site has been used for agricultural purposes and therefore the anticipated risks of contamination are considered to be low. Further ground investigations are required.</p> <p>Provision of openspace could include allotments. This may have a positive impact in the long-term but is subject to masterplanning and implementation.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary.

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Safeguard mineral resources and encourage their efficient use. 		<p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67M/d, increasing to 108.65M/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> Promote reduction, reuse, recovery and recycling of waste; Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The site is not within proximity of any AQMAs. An increase in traffic as a result of this development may have an impact on arterial roads linking back to York's city centre and A64. Further assessment of this should be made in relation to air quality associated with transport as a result of development. It is acknowledged that the site has access to the a bus route.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Preliminary assessment undertaken by the site promoter indicates that additional vehicle trips are likely to have a minor but not significant</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 		<p>impact on air quality.</p> <p>Overall the impact of this site for all boundaries could be negative subject to the implementation of mitigation and ensuring the occupants on site have sustainable travel behaviour.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that the development will adhere to air quality policies in the Local Plan.</i> <i>Preliminary evidence prepared by site promoter is still valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</i>
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	0	<p>Likely Significant Effects</p> <p>This development site is predominantly flood zone 1 which is an area of low flood risk. Surface water management will need to be considered. This site is a greenfield site and would require a run-off rate of 1.4 l/sec/ha (in accordance with the SFRA). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose openspace to minimise further flood risk as a result of any development.</p> <p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>The impact on this objective has been identified as neutral impact given that there are no areas of high flood risk.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i> <i>Ongoing flood risk management planning is undertaken and fed into the masterplan of the site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The development of the site would require mitigation for surface water.</i>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> Flood risk and surface water management is agreed with CYC and associated bodies, where applicable. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	-	<p>Likely Significant Effects</p> <p>The HIA identifies no designated heritage assets within the site. The HIA has identified that several field boundaries on the site are shown on the 1852 OS map and are likely remnant of an earlier strip field system.</p> <p>A desk based and geophysical survey undertaken on behalf of the site promoters has confirmed that the site has moderate archaeological potential. The presence of buried remains is unproven however if Stockton Road does follow the York to Malton Roman Road then archaeological remains may exist. The remains of medieval agricultural may had had a negative or positive impact upon potential earlier archaeology. This conclusion is addressed within the HIA which also identifies the presence of ridge and furrow within the site. The HIA states that development of the site will have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>On balance there is potential for this site to have a neutral to minor negative impact on heritage assets and their setting.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In defining the development, the strong identity of the site needs to be taken into consideration so that this is not lost through merging with existing development. Programme of archaeological mitigation and investigation should be agreed with CYC. <p>Assumptions</p> <ul style="list-style-type: none"> Desk based assessments undertaken by the site promoter remain valid. <p>Uncertainties</p> <ul style="list-style-type: none"> Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.
15. Protect and enhance York's natural and built landscape.	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality 	-	-
			<p>Likely Significant Effects</p> <p>The HIA identifies that the landscape in this area is predominantly arable. The HIA also identified that the field boundaries and lanes within the site form part of the historic village setting of Heworth. This is one of the last parts of the agricultural features related to Heworth although it is located some distance away from the village core. The HIA concluded that development would destroy or negatively impact upon this historic grain. It is considered that the site performs an important role in maintaining a green wedge into York from Monk Stray which contributes to the setting of York. Maintaining green wedges is a key characteristic of York and an important role of York's historic character and setting. The site is not contained to the north and eastern boundaries opening onto open agricultural fields to the northern boundary providing access to open countryside. Pasture Lane to the eastern boundary has intermittent residential properties along a track and therefore does not provide containment to the site.</p>

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	<p>design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</p>	<div style="background-color: yellow; width: 100%; height: 100%;"></div> <div style="background-color: red; width: 100%; height: 100%;"></div>	<p>The HIA also concluded that development the site would reduce the distance between Heworth and Malton Road which may have a slight impact upon the setting of the city.</p> <p>A landscape and visual appraisal for the site has been undertaken on behalf of the site promoters. The assessment has concluded that the character of the site is considered to be transitional but perceptively within the urban fringe area of the City and with a predominately suburban nature. The assessment concludes that the site is well contained but reflects the visual influence of the adjacent urban and suburban areas rather than the more rural areas to the east.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. The HIA acknowledges that development of the site will have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>This site has been appraised to have a minor negative impact depending on the implementation of mitigation and treatment of the landscape.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>To reduce the impact development of the rural character, any development scheme must incorporate appropriate buffering to reduce visibility of development.</i> • <i>Emerging masterplanning should incorporate the findings of the landscape appraisal to help minimise impacts in this location.</i> • <i>Full archaeological surveys are completed and, where applicable, inform the landscape masterplan to ensure the integrity of the deposits.</i> • <i>Views are identified and continued to be planned into ongoing masterplanning of the site.</i> • <i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The preliminary Landscape Appraisal has been completed on behalf of the Landowners/developers.</i> • <i>Masterplanning is ongoing.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>Given the ongoing nature of the masterplanning process, the success of this development and how the design responds to heritage issues is not likely to be known fully until the planning application stage.</i> • <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy.</i>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
Summary			
<p>Significant positive effects have been recorded against objective 1 (housing) due to the scale of provision of new homes.</p> <p>Objective 9 (land use) was assessed as a significant negative effect due to the loss of classified greenfield land.</p> <p>A minor positive effect was recorded against objective 2 (health and well being) due to the opportunities to promote walking and cycling within the site and to enhance opportunities outside of the site e.g. new footpath along Stockton Lane.</p> <p>Objective 10 (water efficiency) was also assessed as a minor negative due to the demand for additional water resources associated with the development. Objectives 11 (waste) and 12 (air quality) were also recorded as minor negative effects due to the increased waste generation and local air pollution from HGV movements and longer term congestion. Minor negative effects were determined against objective 14 (cultural heritage) due to potential effects on local character as archaeological features on site.</p> <p>A minor mixed positive and uncertain effect was identified against objectives 3 (education and skills) due to the unknown additional demands placed upon local schools. A minor mixed positive and neutral effect was identified against objective 4 (jobs and growth), given the short term job opportunities and Objective 5 (equality) due to the small inclusion of affordable housing. Objective 6 (travel) was assessed with mixed minor positive and negative scores due to the anticipated increase in private vehicle use albeit the site was considered to be relatively well connected and objective 7 (greenhouse gases) due to the potential to increase renewable energy generation on site and the increase in greenhouse gas emissions as a result of the development. Mixed minor to significant effects were identified on objective 15 (landscape) due to the contribution the site makes to the green wedge.</p> <p>A neutral effect was also recorded against Objective 13 (flooding) since the site is identified as being predominately within flood zone 1.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space including additional ecological mitigation which may be required following protected species surveys to be included in the development.</p>			

Key

Symbol	Likely Effect on the SA Objective
++	The policy is likely to have a significant positive effect
+	The policy is likely to have a positive effect
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine effect
-	The policy is likely to have a negative effect
--	The policy is likely to have a significant negative effect

Site 170 – Pond Field, Heslington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	++	<p>Likely Significant Effects</p> <p>The potential development of the Pond Field site could contain approximately 160 new dwellings, which will deliver a significant number of new homes in an area of known housing needs. This will contribute to meeting the housing needs of the York population. Based upon policy H10, this site should provide 30% affordable housing as part of the development, which would make a long-term contribution towards the need for affordable accommodation.</p> <p>Information from the developer indicates that additional local facilities may be included, but that this is not certain due to the size of the site.</p> <p>Due to the scale of the development, this will result in a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Undertake assessment of the impact of new community facilities on Heslington. Include provision of new facilities at Pond Field if possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The number of dwellings is based upon the viability assumptions within the Viability Evidence Base.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i> <i>It is uncertain whether the development will deliver additional new facilities.</i>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle through access to leisure opportunities 	+ -	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The development is located on a greenfield site, however it is situated within 250m of a closed landfill which may have caused contamination, dependent on pollutant pathways and the integrity of any containment measures. An assessment of ground conditions would be necessary and potentially remediation work if identified in the investigation. Information from the developer also indicates previous mineral extraction on the development site.</p> <p>There is access to existing openspace on the site but more would need to be provided on-site commensurate to the scale of development. To maximise access, the site would need to incorporate a network of pedestrian and cycle routes to link with existing routes.</p> <p>It is likely that there will be impacts on these neighbouring uses for the duration of the construction period. This is likely to be</p>

Site 170 – Pond Field, Heslington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>(walking / cycling);</p> <ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p style="text-align: center;">+</p>	<p>commensurate with the proximity/location of the development on site. Adjacent properties and the school are likely to experience the greatest impacts as a result of this.</p> <p>Healthcare facilities are accessible within 800m from part of the site.</p> <p>As a result of the above factors, a mixed minor negative and minor positive effect has been identified.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Connectivity through the development maximise pedestrian and cycle links are required.. Openspace provision in line with policy requirements.. <p>Assumptions</p> <ul style="list-style-type: none"> Any identified ground contamination would be remediated prior to completion of the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The final amount of open space available on the development is uncertain.
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	<p style="text-align: center;">+ + ?</p>	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>There are a variety of educational establishments within close proximity to the development, including a primary school within 400m of the site, and nurseries and secondary schools within 800m. However the extent of additional capacity to accommodate students from the new development would need to be established. The University of York is also adjacent to the development site which could provide educational opportunities for students from the new development.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development opportunities would be dependent upon employment practices and market forces.</p> <p>It is therefore anticipated that there will be a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Provision of educational facilities would be in line Local Plan policies. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that local schools would have capacity for additional students from the development.

Site 170 – Pond Field, Heslington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		+	<ul style="list-style-type: none"> Assumed that the scale of the development does not warrant the inclusion of a new school. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the development's completion and occupation.
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	+	<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. In the longer term, additional jobs may be generated at the development after the construction period as facilities or shops could be included.</p> <p>The site would provide housing for the workforce supporting the overall economy of York.</p> <p>The development is in close proximity to the University of York's transport hub, which could provide employment opportunities for residents of the new development. Proximity to the York park and ride plus reasonable public transport access would also support a flexible workforce able to contribute to the York local economy. Sustainable transport opportunities such as good cycle facilities would support the promotion of a low carbon economy.</p> <p>This is anticipated to result in a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that no on-site businesses are proposed as part of the development. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; 	++	<p>Likely Significant Effects</p> <p>The development of the site may help address deprivation inequalities through the provision of affordable housing. Based upon policy H10, this site should provide 30% affordable housing as part of the development, which would make a long-term contribution towards the need for affordable accommodation.</p> <p>Information from the developer indicates that additional local facilities may be included, but that this is not certain due to the size of the site. The site has access to existing facilities in Heslington village within 300m of the site, which could benefit from usage by additional local residents.</p>

Site 170 – Pond Field, Heslington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 		<p>There is existing access to a number of bus routes. Access to these facilities could be enhanced through creating pedestrian and cycle routes to the village centre.</p> <p>Overall this has been assessed as having a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Create pedestrian and cycle access routes to facilities in Heslington village. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that local services have the capacity to expand for new residents. Assumed that affordable housing would be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain whether the development will deliver additional new facilities.
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	<p style="text-align: center;">+ -</p> <p style="text-align: center;">+</p>	<p>Likely Significant Effects</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development</p> <p>Car access is inevitable into the site. The main access potentially would be to Field Lane to the south. However a transport assessment and travel plan would be required to determine suitability for the volume of traffic generated. Additional traffic may negatively impact congestion at peak hours, particularly given the location between the two campuses for the University of York and adjacent to the York Science Park.</p> <p>The development is in a location accessible for sustainable forms of travel, with good cycle facilities including the National Cycle Network Route 66 adjacent to the site. There are good public transport links including frequent bus routes within 400m of the development, a Park and Ride bus stop within 800m, and a train station within cycling distance. The development is also close to the University of York transport hub. Sustainable travel can be promoted for residents to encourage uptake of these sustainable options.</p> <p>Information from the developer indicates an expected low level of additional traffic and congestion, with local recent highway improvements potentially having sufficient additional capacity at key junctions to be unaffected by the development.</p> <p>This has been assessed as a significant positive effect against this objective due to accessibility but also minor negative in relation to localised congestion.</p> <p>Mitigation</p>

Site 170 – Pond Field, Heslington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-around; align-items: center;"> + - </div>	<ul style="list-style-type: none"> A transport assessment and travel plan would be required to assess access to the site. Sustainable transport links to existing pedestrian and cycle networks would be required, including a footpath link to housing east of the site A suitable internal layout would be required to maximise walking and cycling within the development. <p>Assumptions</p> <ul style="list-style-type: none"> Initial transport assessment undertaken on behalf of the site promoter remains valid. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of congestion as result of this development as a result of its occupation. The behaviour of future occupiers and their travel needs.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	<div style="display: flex; justify-content: space-around; align-items: center;"> + - </div>	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the 'Greenest city in the North' (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.

Site 170 – Pond Field, Heslington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="width: 45%; background-color: #90EE90; height: 100%;"></div> <div style="width: 45%; background-color: #FFD700; height: 100%;"></div> </div>	<p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCS); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	<div style="background-color: #FFD700; height: 100%; text-align: center; vertical-align: middle;">-</div>	<p>Likely Significant Effects</p> <p>The development is on a greenfield site which includes hedgerows and a pond. The area is known to have interest for Great Crested Newts. In addition the site contains Palmate Newt which is rare in York. The site also forms part of a local green corridor which would be affected by the development. Further ecological investigation would be required for this site.</p> <p>There are no nationally or locally designated sites within or adjacent to the development. .</p> <p>This has been assessed as having a minor negative effect against his objective subject to further investigation and mitigation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Further surveys for birds, bats, newts and reptiles would be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that hedgerows and the pond are retained on site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; 	<div style="background-color: #FF0000; height: 100%; text-align: center; vertical-align: middle;">--</div>	<p>Likely Significant Effects</p> <p>This is a greenfield site. The proposed site is an area of agricultural land (Grade 3) and would be permanently lost to development which would have a negative impact for this objective..</p> <p>A closed landfill site is located within 250m of the site. There is the potential for contaminants to have migrated to the development area so an assessment of land quality would be required, with the potential for remedial work. These actions would ensure that the land is safe for use.</p>

Site 170 – Pond Field, Heslington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 		<p>The site has been used for agricultural purposes and therefore the anticipated risks of contamination are considered to be low. Further ground investigations are required.</p> <p>Provision of openspace could include allotments. This may have a positive impact in the long-term but is subject to masterplanning and implementation.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <p>n/a</p>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>There is a surface water body on site which is expected to be retained by the developers. The pond is at high risk of contamination and silt runoff during the construction stage, which could have a short to medium term negative effect on water quality. The site is not within a groundwater Source Protection Zone.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> • Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> • Promote reduction, re-use, recovery and recycling of waste; • Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. • The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • The level of waste processed during the construction and any possible remediation is unknown.

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	<div style="display: flex; justify-content: space-around; align-items: center;"> + - </div>	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The nearest AQMA is located over 500m from the site boundary and no effects on this area are expected. An increase in traffic as a result of this development may have an impact on arterial roads linking back to York City centre, particularly along Hull Road. There may also be localised impacts as a result of congestion particularly relevant at peak hours due to the location of development adjacent to York science park and the University of York. Further assessment of this should be made in relation to air quality associated with transport as a result of development.</p> <p>Preliminary assessment undertaken by the site promoter indicates that additional vehicle trips are likely to have a minor but not significant impact on air quality.</p> <p>Overall this site is assessed to have a potential minor negative and minor positive effects subject to understanding vehicles movements and localised congestion.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that the development will adhere to air quality policies in the Local Plan.</i> <i>Preliminary evidence prepared by site promoter is still valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</i>

Site 170 – Pond Field, Heslington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	0	<p>Likely Significant Effects</p> <p>The site is partially covered with a pond and contains an area of poor surface drainage. However, the majority of the site is located in flood zone 1 and is not identified as being an area of high flood risk. A flood risk assessment (FRA) would be required in line with policy in the Local Plan.</p> <p>Surface water management needs to be considered. This site is a greenfield site and would require a run-off rate not exceeding existing run-off rates (in accordance with the Flood Risk Strategy). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose open space to minimise further flood risk as a result of any development.</p> <p>The anticipated incorporation of sustainable drainage and lack of impact on flood risk has been assessed as a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A flood risk assessment should be undertaken for the site.</i> <i>In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that surface water management features will be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage 	- -	<p>Likely Significant Effects</p> <p>The HIA identifies that development in the proposed location would blur the distinct edges between York University Campus, Badger Hill Estate and the village of Heslington affecting the historic character of York. The site currently forms a natural boundary, and development may adversely impact upon the identity of Heslington village and the surrounding campus and residential areas. This site also borders the Heslington Village Conservation Area, so development may impact upon the character and setting of the Heslington by removing one of the last remaining open spaces on the north side of the village. The site currently also maintains the setting of Heslington Church.</p> <p>Roman human remains have been found on the site, and the site is located close to known prehistoric and Roman settlements. It has been relatively undisturbed throughout the intervening centuries and development could have a detrimental impact on any surviving archaeological features.</p> <p>Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings has the potential for a detrimental effect on Heslington and York in general.</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	Topic Paper.	<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="width: 45%; background-color: yellow;"></div> <div style="width: 45%; background-color: red;"></div> </div>	<p>As a result, this has been assessed as having a minor to significant negative effect against this objective subject to further investigation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</i> <i>Further setting, architectural and craftsmanship analysis and mitigation would be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>N/a.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i>
15. Protect and enhance York’s natural and built landscape.	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="width: 45%; background-color: red;"></div> <div style="width: 45%; background-color: red;"></div> </div>	<p>Likely Significant Effects</p> <p>The HIA recognises that development at the proposed location will remove the rural character which still remains on this part of Field Lane. The Heslington East Campus is well set back from the road leaving an open and green landscape setting when entering Heslington from the east. This University’s parkland setting together with land reinforces a green wedge with rural views from this location across the parkland through the campus towards the ring-road. The site is important for the setting of Heslington Village and the new University campus and provides separation from Badger Hill. The site would compromise the historic setting of the village and proves to a ‘showstopper’ to development. Whilst mitigation has been suggested by the site promoter, it is not considered sufficient to mitigate the impacts of the character and setting of Heslington Village and prevent coalescence with Badger Hill or the disruption to the green infrastructure corridor.</p> <p>Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on Heslington and York in general. This site borders the Heslington Village Conservation Area. Development may impact upon the character/setting of the Heslington by removing one of the last remaining open spaces on the north side of the village.</p> <p>This has been assessed as having a significant negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> It is not considered that the impacts of development can be mitigated in this location to avoid significant impacts. <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>

Site 170 – Pond Field, Heslington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>Summary</p> <p>Objective 1 (housing) is assessed as having a significant positive due to the number of new homes that will be delivered. A significant positive effect was also recorded against objective 5 (equality) due to the inclusion of sustainable homes and access to local facilities. Mixed significant positive and uncertain effects were identified for objective 3 (education and training) as a result of the provision of good educational opportunities but unknown capacity. Similarly, objective 6 (transport) scored a mixed significant positive and minor negative due to the access to sustainable transport infrastructure but potential impact on congestion.</p> <p>A significant negative effect was recorded against objective 9 (land use) due to the loss of greenfield agricultural land and the potential for contamination from a nearby former landfill site and on Objective 15 due to the likely impact on Heslington. It should also be noted that this is considered a showstopper to development and no mitigation is identified..</p> <p>Objective 4 (jobs) was assessed as a minor positive effect due to the anticipated generation of construction jobs and the available sustainable community options. A minor negative effect was determined against objective 8 (biodiversity) as a result requiring further assessment. Objective 10 (water) due to the presence of a water body on site and the overall increase in local water consumption, and objective 11 (waste) as a result of the increase in waste generation.</p> <p>A mixed minor positive and minor negative effect was determined against objective 2 (health) due to access to open space and outdoor activities in addition to temporary disturbance from construction noise, and against objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. The same effects were also recorded against objective 12 (air quality) due to the expected uptake of sustainable transport which would reduce emissions to air along with the increase in construction emissions and residents' traffic. Objective 14 (cultural heritage) was also recorded as minor to significant negative due to the potential impacts on Heslington Conservation Area and Roman remains found on site.</p> <p>A neutral effect was also recorded against objective 13 (flooding) due to the low flood risk.</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy to be included in the development.</p>			

Sites 297, 874 & 875 – Land at Riverside Gardens / Sites off Main Street, Elvington (former SF10)

SA Objective	Sub-objective (Will the site...?):	Site 297	Site 874 (former SF10)	Site 875	Commentary*			
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	++	++	++	<p>Likely Significant Effects</p> <p>Site 297 could deliver up to 201 new dwellings which would help meet the needs of the local population through the delivery of new homes in an area of housing need. In comparison, site 874 could provide 141 dwellings and site 875 310 dwellings. Based upon policy H10, this site should provide 30% affordable housing as part of the development which would make a long-term contribution towards the need for affordable accommodation, particularly in the rural village.</p> <p>There are existing facilities in the village within proximity of part all of the site but the capacity of these is unknown. Due to the scale of the development it is uncertain whether additional local facilities would be included on site. However, the need for these will increase with scale and therefore it is not unreasonable to assume that greater effects would result as a result of site 297 and 875.</p> <p>This has been assessed as having a significant positive effect against this objective due to the increase in housing stock.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> The number of dwellings is based upon the viability assumptions within the Viability Evidence Base. <p>Uncertainties</p> <ul style="list-style-type: none"> The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application. It is uncertain whether the development will deliver additional new facilities. 			
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle though access 	+	-	+	-	+	-	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>This is currently arable land and therefore there is no designated openspace currently on any of the sites. The rural location means that residents have access to existing adjacent open areas and there is some existing openspace within the village. However, any development would need to include openspace commensurate with the scale of facilities. It is not unreasonable to assume therefore that more openspace would need to be included on sites 297 and 875 in comparison to site 874.</p> <p>The adjacent residences may experience short-term disturbance from construction noise. This is likely to be commensurate to the proximity of the receptors. The greatest impact from all sites would be on the existing residences to the south and east. Site 874 might have less of an impact in relation to this given that there is a buffer between the</p>

Sites 297, 874 & 875 – Land at Riverside Gardens / Sites off Main Street, Elvington (former SF10)

SA Objective	Sub-objective (Will the site...?):	Site 297		Site 874 (former SF10)		Site 875		Commentary*
	<p>to leisure opportunities (walking / cycling);</p> <ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 							<p>site and existing residential properties to the south in comparison to the other sites.</p> <p>Part of the all of the sites is with 800m of healthcare facilities. However the capacity of these is unknown. Given the scale of potential development of all of the sites, it is likely to require additional facilities.</p> <p>The land is agricultural use and therefore risks from contamination are considered to be low.</p> <p>Overall, this has resulted in a mixed minor positive and minor negative effect being determined against this objective. It is acknowledged that greater impacts may result as part of larger development.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A noise assessment should be performed and a strategy put in place if necessary. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain the extent of open space that could be included in the development.
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	?	+	?	+	?	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>There is a nearby primary school in Elvington village which would provide good access to educational establishments for younger children. This is located within 400m of parts of the development site and access becomes more limited on the eastern edge of both site 874 and 875.. Nursery facilities are also accessible from the development, while the closest secondary school is over 800m from the site and pupils would need to commute to access facilities. The capacity of the nearby schools to accept additional students would need to be determined.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development opportunities would be dependent upon employment practices and markets forces.</p> <p>It is therefore anticipated that there will be a minor positive and uncertain effect for all sites on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the size of the development does not warrant the inclusion of a new school.

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SA Objective	Sub-objective (Will the site...?):	Site 297	Site 874 (former SF10)	Site 875	Commentary*
					Uncertainties <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the developments completion and occupation. It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	+	+	+	Likely Significant Effects <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. Longer terms jobs after the construction period are not anticipated at the development if no local facilities are included on site.</p> <p>Information from the developer indicates that bus routes operate between Elvington and York, however these are over 800m from the development and would therefore not provide low carbon and flexible travel options.</p> <p>There two industrial estates located approximately a mile from the centre of Elvington village, which may offer employment for residents of the new development. It is assumed that the majority of employment opportunities would predominantly be focussed in the city of York, with limited potential to enhance employment and growth in the local area of the development.</p> <p>The site would provide housing for workforce which supports the overall economy of York.</p> <p>Overall a minor positive effect has been determined against this objective.</p> Mitigation <ul style="list-style-type: none"> n/a Assumptions <ul style="list-style-type: none"> Assumed that no on-site businesses are proposed as part of the development. Assumed that local bus services will not increase in frequency as a result of the development. Uncertainties <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the 	+	+	+	Likely Significant Effects <p>The development of the site may help address deprivation inequalities through the provision of affordable housing. Based upon policy H10, this site should provide 30% affordable housing as part of the development, which would make</p>

Sites 297, 874 & 875 – Land at Riverside Gardens / Sites off Main Street, Elvington (former SF10)

SA Objective	Sub-objective (Will the site...?):	Site 297	Site 874 (former SF10)	Site 875	Commentary*
	city; <ul style="list-style-type: none"> Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 				<p>a long-term contribution towards the need for affordable accommodation. The development is expected to increase the range of housing types available in the village of Elvington in line with local need. This could contribute to reducing deprivation associated with housing as outlined in the IMD 2015.</p> <p>It is not expected that new services will be included as part of the development, but local services already present in the village would be accessible and potentially enhanced as a result of the additional residents. Access to these facilities could be enhanced through creating pedestrian and cycle routes to the village centre.</p> <p>Overall this has been assessed as a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Create pedestrian and cycle access routes to facilities in Elvington village. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that local services have the capacity to expand for new residents. Assumed that affordable housing would be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain whether the development will deliver additional new facilities.
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	--	--	--	<p>Likely Significant Effects</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development</p> <p>Issues associated with access the northern part of site 297 have been identified. Access from several of the surrounding roads is not expected to be possible, so access to the development would require detailed assessment of the junction with Main Street and the design of the estate road to assess its suitability to serve additional vehicles. This may be a showstopper to development for this site. Given that site 874 and site 875 connect to Riverside Gardens, there is more connectivity anticipated. Further work would be necessary to see if this was feasible.</p> <p>The increase in traffic from all development is likely to impact on local congestion, particularly at peak hours when travelling towards the city centre and at the Grimston Bar junction. It is likely that junction improvement and road safety ensure would need to be incorporated.</p> <p>There are non-frequent bus services into York which could help reduce car use; however these are over 800m from the development. There are also no Park and Ride stops, train station or cycle routes within 800m of the development, so limited promotion of sustainable transport is expected to be possible. There were need to be connectivity with the main village. Due to a buffer to the southern boundary, this may be more more difficult for site 875.</p> <p>On balance, the lack of sustainable access, potential access issues and impact on congestion has meant all sites</p>

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SA Objective	Sub-objective (Will the site...?):	Site 297		Site 874 (former SF10)		Site 875		Commentary*
								score significant negative effects against this objective. Mitigation <ul style="list-style-type: none"> Undertake transport assessment and local highway improvements if necessary. Assumptions <ul style="list-style-type: none"> n/a Uncertainties <ul style="list-style-type: none"> It is not certain whether there will be improved access to walking/cycle routes.
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	-	+	-	+	-	Likely Significant Effects A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage. Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain. The Council aspire to be the 'Greenest city in the North' (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain. A mixed positive and negative effect has been determined for all sites on this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures. Mitigation <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. Assumptions

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SA Objective	Sub-objective (Will the site...?):	Site 297		Site 874 (former SF10)		Site 875		Commentary*
								<ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain.
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	-	-	-	-	-	-	<p>Likely Significant Effects</p> <p>There is limited information available on the ecological status of the site, but it is an area of arable land with the potential for wildlife and would require a habitat survey. There is particular potential for barn owls.</p> <p>The Lower Derwent Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Special Area of Conservation (SAC) is located within 500m of the site. The area is designated due to the freshwater habitats and flood meadows. Development of a large-scale may have significant effects on these designations should there be functional links associated between the location and the designations or as a result of potential recreational impacts from development. Further would need to be undertaken as part of a Habitat Regulation Assessment to understand potential impacts.</p> <p>Further work would be required to fully establish the biodiversity value of the site.</p> <p>As a result, this has been assessed as having a minor to potentially significant negative effects against this objective subject to further assessment.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A Phase 1 habitat survey is required, which should include assessment for Barn Owls. Any high-quality mature trees and hedgerows identified on site should be retained and incorporated into the development. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> Impacts on the nearby designated nature conservation sites.
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; 	-	-	-	-	-	-	<p>Likely Significant Effects</p> <p>All of the sites are greenfield site. The proposed site is an area of agricultural land (Grade 2 and 3), which includes best and most versatile land and would be permanently lost to development which would have a negative impact for this objective.</p> <p>The site has been used for agricultural purposes and therefore the anticipated risks of contamination are considered to</p>

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SA Objective	Sub-objective (Will the site...?):	Site 297	Site 874 (former SF10)	Site 875	Commentary*
	<ul style="list-style-type: none"> Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 				<p>be low. Further ground investigations are required.</p> <p>Provision of openspace could include allotments. This may have a positive impact in the long-term but is subject to masterplanning and implementation.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	-	-	<p>Likely Significant Effects</p> <p>The closest waterbody is a small stream or ditch immediately adjacent to the site. The close proximity of the waterbody means that it is at risk of contamination and exposure to runoff during the construction stage, which could have a short to medium term negative effect on local water quality. The site is not located in a groundwater Source Protection Zone.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote</p>

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					<p>rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, all sites have been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	-	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.

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12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	-	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The site is not within proximity of any AQMAs. An increase in traffic as a result of this development may have an impact on arterial roads linking back to York. The site is also likely to be reliant on car journeys given the limited sustainable travel options into York which may have localised impact on air quality, particularly at peak times. Further assessment of this should be made in relation to air quality associated with transport as a result of development.</p> <p>Overall all of the sites are assessed as having a potentially minor negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. Preliminary evidence prepared by site promoter is still valid. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.
13. Minimise flood risk and reduce the impact of flooding to people	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development 	0	0	- -	<p>Likely Significant Effects</p> <p>Site 875 intersects an area of flood zone 3b, 3a and 2, which is identified as being at high risk of flooding, along the</p>

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SA Objective	Sub-objective (Will the site...?):	Site 297	Site 874 (former SF10)	Site 875	Commentary*
and property in York.	<p>location and design does not negatively impact on flood risk;</p> <ul style="list-style-type: none"> • Deliver or incorporate through design sustainable urban drainage systems (SUDs). 				<p>eastern edge of the boundary. The remainder of the side is considered low flood risk. However, areas of high flood risk would not be suitable for development and flood risk should not be exacerbated as a result of development. Sites 297 and 874 are both located within flood zone 1 and therefore at low risk of flooding.</p> <p>Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development. The site must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy ENV5, and runoff rates must be 1.4 l/sec/ha.</p> <p>Due to the high flood risk at the site, this has been assessed as a significant negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The development of the site would require mitigation for surface water.</i> • <i>Assumed that the site remains in flood zone.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> • Promote or enhance local culture; • Preserve or enhance designated and non-designated heritage assets and their setting; • Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	-	-	-	<p>Likely Significant Effects</p> <p>The HIA identifies that development in the proposed location is expected to have a minor detrimental impact on the compactness of the village of Elvington. The village has already expanded to the north-west but has developed along and close to Elvington Lane. The proposed development site would not follow this pattern, and development would affect the character of the northern boundary of the village. Development on this site would also bring the residential village closer to the outlying waterworks.</p> <p>Ridge and furrow has been noted across part of the site from historic aerial photographs. The current condition is unknown, however there is the potential for a detrimental impact on this feature. The eastern and western boundaries of this site are historic field divisions shown on the 1852 OS map.</p> <p>Development would have a detrimental impact on any surviving archaeological deposits which may relate to the agricultural practices of the original village and its landscape features.</p> <p>This has been assessed as having the potential for a minor negative effect for all sites.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</i>

Sites 297, 874 & 875 – Land at Riverside Gardens / Sites off Main Street, Elvington (former SF10)

SA Objective	Sub-objective (Will the site...?):	Site 297	Site 874 (former SF10)	Site 875	Commentary*		
					<p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The status of ridge and furrow on site is not certain. The quality of proposed architecture and craftsmanship for the residences is uncertain. 		
15. Protect and enhance York's natural and built landscape.	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	-	-	-	-	-	<p>Likely Significant Effects</p> <p>The HIA identifies that the proposed development site forms part of the open countryside and rural setting of the village. The site is currently vacant and inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington. Development here would substantially extend the village into the surrounding countryside removing part of the open fields and increasing the distance between the village core and the surrounding countryside. This would visually impact on a high number of residential receptors and Dauby Lane, Stamford bridge and Public Rights of Way to the north, south and east. The significance of this impact increases with the scale of development with the greatest significant effects recognised to be as part of site 875.</p> <p>The site is currently vacant, and inappropriate scale or low quality architecture/craftsmanship would have a detrimental impact on the architectural legacy and character of Elvington.</p> <p>A landscape appraisal would be required to understand the full implications of development and to establish appropriate mitigation.</p> <p>Site has been assessed as having a minor to significant negative effects for sites 297 and 874 with significant effects due to scale as a result of site 875.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An appraisal of landscape character/features and visual impact is required. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

Sites 297, 874 & 875 – Land at Riverside Gardens / Sites off Main Street, Elvington (former SF10)

SA Objective	Sub-objective (Will the site...?):	Site 297	Site 874 (former SF10)	Site 875	Commentary*
<p>Summary</p> <p>The majority of scores for each site are the same given the significant overlap of all of the boundaries.</p> <p>All of the sites score significant positive effects have been recorded against objective 1 (housing) due to the scale of provision of new homes.</p> <p>All of the sites scored minor negative on Objective 9 (land use) due to the loss of greenfield, agricultural land. Objective 13 (flooding) was also assessed as having a minor to significant negative effect due to the high risk of flooding on site 875. Objective 6 (travel) was assessed as a significant negative effect due to the anticipated congestion and limited option for sustainable travel. Objective 8 (biodiversity) was also assessed as a minor to significant negative effect due to the proximity of nationally and internationally designated biodiversity sites in proximity. Objective 15 was also assessed as mixed minor to significant impacts on objective 15 for impact on landscape for sites 297 and 874. However, site 875 is scored as having only likely significant negative effects.</p> <p>Objective 4 (economy) identified all sites to have a minor positive on economy due to short terms jobs from development and proximity of employment sites. Objective 5 (equality) assessed all sites as having minor positive effects due to the potential for affordable housing.</p> <p>Objective 10 (water) assessed all sites as having minor negative impacts as a result of the potential impacts on water resources. For all sites, objectives 11 (waste) and 12 (air quality) were also recorded as minor negative effects due to the increased waste generation and local air pollution from HGV movements and longer term congestion. Minor negative effects were determined against objectives 14 (cultural heritage) due to potential effects on local character, and potential for archaeological features in this location.</p> <p>All of the sites score a mixed minor positive and minor negative effect on objective 2 (health) and objective 7 (greenhouse gases) due to the potential to increase renewable energy generation on site and the increase in greenhouse gas emissions as a result of the development. A minor positive effect was recorded against objective 3 (education and training) and objective 4 (jobs) for all sites due to enhancement of construction skills and moderate access to schools, and generation of short term jobs. Objective 5 (equality) was also assessed as a minor positive effect due to the inclusion of affordable housing and access to existing services.</p> <p>Neutral effects were identified for sites 297 and 874 for objective 13 (flood risk).</p> <p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy to be included in the development, and the status of archaeological features on site.</p>					

Site 789 – Land to the west of Beckside, Elvington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*	
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	++	<p>Likely Significant Effects</p> <p>The site is located in an area of known housing need. It could deliver 141 new homes to the area, which could contribute significantly towards meeting the needs of the population. Based upon policy H10, this site could provide 30% affordable housing as part of the development. This would make a positive contribution towards meeting the affordable housing need in the long term.</p> <p>Due to the size of the site, community facilities are not expected to be included within the development.</p> <p>Overall this has been assessed as a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> The number of dwellings is based upon the viability assumptions within the Viability Evidence Base. <p>Uncertainties</p> <ul style="list-style-type: none"> The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application. It is uncertain whether the development will deliver additional new facilities. 	
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes 	+	-	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The site has access to significant areas of existing open space. Open space should also be included within the development to provide additional access to leisure opportunities. It is uncertain whether pedestrian and cycle paths would be included in the development. These should be included and connect with existing routes to promote outdoor activities.</p> <p>Construction activities may cause short term disturbance for the existing residences on the eastern side of the site. This would be temporary in duration. Longer term, there are not anticipated to be any noise impacts at the site.</p> <p>The land is in agricultural use and therefore concerns regarding contamination are considered to be low.</p> <p>Part of the site has access to healthcare facilities within 800m.</p> <p>Overall this has been assessed as having a mixed significant positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Open space and pedestrian and cycle routes should be included in the development.

Site 789 – Land to the west of Beckside, Elvington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	safety and security for residents; <ul style="list-style-type: none"> Ensure that land contamination/pollution does not pose unacceptable risks to health. 		Assumptions <ul style="list-style-type: none"> n/a Uncertainties <ul style="list-style-type: none"> The scale of open space to be included in the development is uncertain.
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	? Likely Significant Effects It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. There is a primary school in Elvington village and a nursery within 400m of some parts of the proposed site. This should support the provision of education for children on the development. The nearest secondary school is situated over 800m from the site. The capacity of the nearby schools to accept additional students would need to be determined. In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. The level of training and skills development opportunities would be dependent upon employment practices in the companies that construct the development. It is therefore anticipated that there will be a minor positive and uncertain effect on this objective. Mitigation <ul style="list-style-type: none"> n/a Assumptions <ul style="list-style-type: none"> It is assumed that the size of the development does not warrant the inclusion of a new school. Uncertainties <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the developments completion and occupation. It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the 	+	Likely Significant Effects In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. Longer terms jobs after the construction period are not anticipated at the development if no local facilities are included on site. Information from the developer indicates that bus routes operate between Elvington and York, however these are over 800m from the development and would therefore not provide low carbon and flexible travel options. As a result there may be localised impacts on air

Site 789 – Land to the west of Beckside, Elvington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 		<p>quality.</p> <p>There two industrial estates located approximately a mile from the centre of Elvington village, which may offer employment for residents of the new development. It is assumed that the majority of employment opportunities would predominantly be focussed in the city of York, with limited potential to enhance employment and growth in the local area of the development.</p> <p>The site would provide housing for workforce which supports the overall economy of York.</p> <p>Overall a minor positive effect has been determined against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that no on-site businesses are proposed as part of the development.</i> <i>Assumed that local bus services will not increase in frequency as a result of the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	+	<p>Likely Significant Effects</p> <p>The development of the site may help address deprivation inequalities through the provision of affordable housing. Based upon policy H10, this site should provide 30% affordable housing as part of the development, which would make a long-term contribution towards the need for affordable accommodation. The development is expected to increase the range of housing types available in the village of Elvington. It is also expected to include affordable housing to help meet demand in the area and support housing equality.</p> <p>It is not expected that new services will be included as part of the development, but local services already present in the village such as a convenience shop are within an accessible distance of the site. The existing facilities may also be upgraded as a result of the additional residents. Access to these facilities should be promoted by creating pedestrian and cycle routes to the village centre.</p> <p>Overall this has been assessed as a minor positive effect against this objective due to the potential for affordable housing.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Create pedestrian and cycle access routes to facilities in Elvington village.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that local services have the capacity to expand and be upgraded for new residents.</i> <i>Assumed that affordable housing would be incorporated into the development.</i>

Site 789 – Land to the west of Beckside, Elvington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			Uncertainties <ul style="list-style-type: none"> <i>It is uncertain whether the development will deliver additional new facilities.</i>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	- -	Likely Significant Effects <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>The impact of additional vehicle journeys on village roads as a result of the development will require a technical assessment. There is the potential for congestion to arise in the village due to the additional traffic. Potential access into the development from existing roads also requires an assessment for suitability.</p> <p>The village facilities are within walking and cycling distance of the development which should encourage sustainable transport for short journeys. There are no cycle routes within 530m of the development which could be extended to the site.</p> <p>There are also no bus services or train stations accessible from the site which would limit the uptake of sustainable transport and would not support the reduction in car use. It is likely that this site would be reliant on residents to travel by car.</p> <p>This has been assessed as having a minor negative effect on this objective.</p> Mitigation <ul style="list-style-type: none"> <i>Undertake transport assessment for village roads and bus services.</i> <i>Include foot and cycle paths through the development and connect to any existing routes into the village.</i> Assumptions <ul style="list-style-type: none"> <i>The sustainable transport options are not likely to improve over time.</i> Uncertainties <ul style="list-style-type: none"> <i>The frequency and usage of bus services into York is not certain.</i>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; 	+ -	Likely Significant Effects <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the 'Greenest city in the North' (City Vision 2030, 2016) and sustainable design and construction techniques</p>

Site 789 – Land to the west of Beckside, Elvington

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	<ul style="list-style-type: none"> Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 			<p>should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of inclusion of renewable energy sources in the development is uncertain.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; 	-	--	<p>Likely Significant Effects</p> <p>There is limited information available on the ecological status of the site, but it is an area of arable land with the potential for wildlife and would require a habitat survey.</p> <p>The Lower Derwent Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Special Area of Conservation (SAC) is located within 500m of the site. The area is designated due to the freshwater habitats and flood meadows. Development of a large-scale may have significant effects on these designations should there be functional links associated between the location and the designations or as a result of potential recreational impacts from development. Further would need to be undertaken as part of a Habitat Regulation Assessment to understand potential impacts.</p> <p>Further work would be required to fully establish the biodiversity value of the site.</p> <p>As a result, this has been assessed as having a minor to potentially significant negative effects against this objective subject to further assessment,.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A Phase 1 habitat survey is required, which should include assessment for Barn Owls.</i> <i>Any high-quality mature trees and hedgerows identified on site should be retained and incorporated into the development.</i> <p>Assumptions</p>

Site 789 – Land to the west of Beckside, Elvington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Provide opportunities for people to access the natural environment. 		<ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> Impacts on the nearby designated nature conservation sites.
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	---	<p>Likely Significant Effects</p> <p>This is a greenfield site. The proposed site is an area of agricultural land (Grade 3) and would be permanently lost to development which would have a negative impact for this objective.</p> <p>The site has been used for agricultural purposes and therefore the anticipated risks of contamination are considered to be low. Further ground investigations are required.</p> <p>Provision of openspace could include allotments. This may have a positive impact in the long-term but is subject to masterplanning and implementation.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <p>n/a</p>
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of</p>

Site 789 – Land to the west of Beckside, Elvington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> • Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a •
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> • Promote reduction, re-use, recovery and recycling of waste; • Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. • The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			The level of waste processed during the construction and any possible remediation is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site. The site is likely to be reliant on car travel which may also cause localised air quality impacts as a result of development.</p> <p>The site is not within proximity of any AQMAs. An increase in traffic as a result of this development may have an impact on arterial roads linking back to York's Ring-road. Further assessment of this should be made in relation to air quality associated with transport as a result of development.</p> <p>This is scored as potentially minor negative effects on air quality.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that the development will adhere to air quality policies in the Local Plan.</i> <i>Preliminary evidence prepared by site promoter is still valid.</i> <p>Uncertainties</p> <p><i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</i></p> <ul style="list-style-type: none">
13. Minimise flood risk and reduce the impact	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development 	0	<p>Likely Significant Effects</p> <p>The site is located in flood zone 1, which is an area identified at low risk of flooding.</p>

Site 789 – Land to the west of Beckside, Elvington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
of flooding to people and property in York.	<p>location and design does not negatively impact on flood risk;</p> <ul style="list-style-type: none"> • Deliver or incorporate through design sustainable urban drainage systems (SUDs). 		<p>Sustainable drainage systems (SUDs) should be incorporated into the development to help manage surface water flows and avoid contributing to flood risk. As a greenfield site, runoff rates must not exceed 1.4l/sec/ha.</p> <p>The development has been assessed as having a neutral effect on flood risk.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that surface water management features will be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> • Promote or enhance local culture; • Preserve or enhance designated and non-designated heritage assets and their setting; • Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	-	<p>Likely Significant Effects</p> <p>The site would have a detrimental impact on the compactness of the village of Elvington. The village has so far expanded approximately along the line of Elvington Lane. A large expansion westwards would compromise the shape and character of the existing village, and materially affect the character of the western boundary of the village.</p> <p>The HIA identifies that development may have a negative impact upon the setting of the Grade II listed building The Grange on Church Lane and the character of Church Lane. Ridge and furrow of unknown condition is noted from historic aerial photographs across part of the site. The site also contains a legible historic strip field pattern forming part of the village setting.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate to the agricultural practices of the original village and its landscape features.</p> <p>Overall this has been assessed as a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>It is assumed that archaeological remains are still present on site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i> • <i>The condition of the ridge and furrow on site is unknown.</i>

Site 789 – Land to the west of Beckside, Elvington

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value; • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	<p>- - -</p>	<p>Likely Significant Effects</p> <p>The HIA states that the site forms part of the open countryside and rural setting of the village and development would cause significant harm. Development would remove an element of this rural setting and would have a negative effect on the character of the western boundary of the village particularly approaching from the southeast.</p> <p>The site contains a legible historic field pattern and hedges which forms part of the village setting. Development would have a detrimental impact upon this significant feature. Development would also have a visual impact of a significant number of residential receptors and Public Rights of Way.</p> <p>This has been assessed as having the potential for a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>A landscape appraisal of landscape character/features and visual impact is required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>Summary</p> <p>Significant positive effects have been identified against Objective 1 (housing) due to the contribution towards meeting housing needs. A significant negative effect was scored for 6 (sustainable transport) as there is the potential for congestion to arise in the village due to the additional traffic and limited access to sustainable access. Objective 9 also scored a significant negative due to the location being greenfield and in agricultural use.</p> <p>Objective 5 (equality and access) both scored a positive effect as there is a primary school in Elvington village but capacity of unknown. The site may help address deprivation inequalities through the provision of affordable housing.</p> <p>Objective 4 (economy and jobs) were scored as having a minor positive effect in the short to medium term do to temporary construction jobs and access to employment areas adjacent to the village.</p> <p>Objective 10 (water) is scored as a minor negative as the increase in demand should be accommodated but could have potential negative impacts; objective 11 (waste) due to the increases in waste generation with opportunities to increase reuse and recycling; objective 12 (air quality) in relation to increase in vehicular trips; 14 (heritage) as development will have a detrimental impact on any surviving archaeological deposits.</p> <p>Mixed minor positive effects and a negative effect has been identified against Objective 2 (health and well-being) as the site has access to significant areas of existing open space but may have localised effects from air quality. A mixed minor positive and negative effect was determined for Objective 7 (Greenhouse gases) due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures. Objective 8 (green infrastructure) score mixed minor to significant negative due to potential impacts on designated nature conservation sites. Mixed minor to significant effects were also identified for Objective 15 (landscape) given the potential change to the western boundary of the village.</p> <p>Objective 13 (flood risk) scored neutral as the site is located in flood zone 1, which is an area identified at low risk of flooding.</p>			

Site 726 – Wheatlands, Poppleton

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	++	<p>Likely Significant Effects</p> <p>This is a 6.8 ha site to the south the A59, adjacent to the Northminster Business Park. The site could provide around 166 dwellings which will make an important contribution to the overall housing stock of the City and the dwelling mix which allows for affordable housing in an area of need. Based upon policy H10, this site should provide 30% affordable housing as part of the development.</p> <p>There are some community facilities within the vicinity (secondary school) although these would have to be supplemented over the medium and longer term, perhaps in combination with other development sites in the vicinity. There is also a convenience shop within 800m. There is access to limited open space in the vicinity.</p> <p>Overall, the site will have a permanent significant positive effect on this objective, reflecting the size of the site and its contribution to the City's dwelling stock, particularly in terms of affordable housing in this area of need.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Phasing of development should include the provision of facilities to ensure the population is provided for.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The number of dwellings is as per emerging masterplanning by the site promoters/viability assessment undertaken as part of the Local Plan.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i> <i>The levels and type of community facilities that will be required</i>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety 	+	<p>Likely Significant Effects</p> <p>Short-term construction noise has the potential to impact existing residents, although this would be temporary. In the longer term, a noise assessment would be required, as the site is in close proximity to the A59, which has the potential to adversely affect new housing.</p> <p>The site is adjacent to existing residential areas. It is likely that there will be impacts on these areas for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are7 uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Similarly there could be an impact on air quality, habitable rooms may need to be orientated away from the road, but also the increase in traffic from the proposed development could have a impact on health through air quality on a localised level. The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>Whilst there is some access to existing open space (including Natural/semi-natural space, Outdoor Sports Provision and Allotments), Any development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population</p>

Site 726 – Wheatlands, Poppleton

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	and security for residents; <ul style="list-style-type: none"> Ensure that land contamination/pollution does not pose unacceptable risks to health. 		anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local environment. This development should support walking and cycling within the site and given its suburban location it should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities, which are located adjacent to the site. On balance, it is anticipated that the impacts are likely to be minor positive as the facilities and open space are developed and assessments concluded and mitigation measures implemented. Mitigation <ul style="list-style-type: none"> A land contamination assessment and a noise assessment should be conducted and the strategies should be implemented accordingly. Development of any facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. Assumptions <ul style="list-style-type: none"> Preliminary investigations on the site for contamination and noise will be remediated through agreed strategies with the Council and Environment Agency. Open space will be included in the development There will be a cycle path that links to the current network. Uncertainties <ul style="list-style-type: none"> The level and type of open space will be subject to masterplanning. Impact, if any of land contamination from the petrol station. If healthcare facilities would need to be included as part of any development. Impact of noise on the development
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+ ?	Likely Significant Effects The site has a secondary school within 800m, although this is located across a busy ring-road and the capacity of these and the nearest primary school is not known at this stage. The development could generate additional demand, requiring new build or expansion of existing facilities and the need for co-ordination with provision associated with other strategic sites in the vicinity. There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries dependent upon employment practices in the companies that construct and occupy the development. Mitigation <ul style="list-style-type: none"> Provision of educational facilities would be in line with education policies in the Local Plan.

Site 726 – Wheatlands, Poppleton

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	+	<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site.</p> <p>The site is in reasonable proximity to the City Centre with good transport links along the A59 bordering the site to the north as well as frequent and non-frequent bus services including the park and ride service which provides opportunities for sustainable travel for workers and shoppers. It is also adjacent to the Northminster Business Park.</p> <p>The site would predominantly provide housing which would support the overall workforce in York.</p> <p>This has been assessed as a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> None <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; 	+	<p>Likely Significant Effects</p> <p>Based upon policy H10, this site should provide 30% affordable housing as part of the development. This would make a positive contribution towards this objective in the long-term in meeting the identified affordable housing need, reducing homelessness and supporting equal access to housing.</p> <p>There is good access to York via frequent and non-frequent bus routes, including a park and ride service, cycle paths and roads.</p> <p>There are also some facilities for convenience with close proximity and within the village of Poppleton.</p> <p>Overall this has been assessed as having a positive effect on equality and access.</p> <p>Mitigation</p>

Site 726 – Wheatlands, Poppleton

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Promote the safety and security for people and/or property. 		<ul style="list-style-type: none"> n/a <p>Assumptions</p> <p>Local service provision (existing and potential) will meet needs of new residents.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> The facilities and services provided will be subject to masterplanning and occupation following development.
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+	<p>Likely Significant Effects</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development</p> <p>Car travel is inevitable to this development. The development is adjacent to the A59 and could contribute to congestion in the area, particularly at peak times onto the A1237 which already known to be congested. The adjacent highway junctions of Northfield Lane/A59 and the A59/A1237 have recently been improved in terms of capacity, safety and pedestrian/cycle facilities. The improvement of the aforementioned junctions together with the construction of the Park & Ride site mean that the site can be considered to be sustainable. Pedestrian and cycle facilities exist (including an underpass to cross the A1237) to make journeys to the city centre by non car modes a viable option. The Park & Ride is a short walk away, within 400 metres.</p> <p>Overall, the effects are assessed as being minor positive provided that the most is made of these opportunities.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A transport assessment and travel plan would be required for the development. Sustainable transport links to existing pedestrian and cycle routes should be included. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The behaviour of future occupiers and their travel needs.
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy 	+ -	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and</p>

Site 726 – Wheatlands, Poppleton

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	from renewable, low and zero carbon technologies; <ul style="list-style-type: none"> Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	<div style="background-color: #90EE90; width: 20px; height: 100%;"></div>	<div style="background-color: #FFD700; width: 20px; height: 100%;"></div>	<p>open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the 'Greenest city in the North' (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain.
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural 			0

Site 726 – Wheatlands, Poppleton

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	environment.		<p>Uncertainties</p> <ul style="list-style-type: none"> n/a
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	---	<p>Likely Significant Effects</p> <p>This is predominantly a greenfield site and is grade 1 agricultural land that would be permanently lost to development which would have a negative impact for this objective.</p> <p>The site has been used for agricultural purposes and therefore the anticipated risks of contamination are considered to be low. Further ground investigations are required.</p> <p>Provision of openspace could include allotments. This may have a positive impact in the long-term but is subject to masterplanning and implementation.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to</p>

Site 726 – Wheatlands, Poppleton

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>108.65MI/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> • Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> • Promote reduction, re-use, recovery and recycling of waste; • Promote and increase resource efficiency. 	<p>-</p>	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. • The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.

Site 726 – Wheatlands, Poppleton

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			Assumptions <ul style="list-style-type: none"> n/a Uncertainties <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	Likely Significant Effects <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The development is over 500m from the nearest AQMA. No effects on the AQMA are anticipated. An increase in traffic as a result of this development may have an impact on arterial roads linking back to York's Ring-road. Further assessment of this should be made in relation to air quality associated with transport as a result of development.</p> <p>Due to the increase in traffic movements and local congestion, a localised reduction in air quality is expected. Residents may also be exposed to poor air quality due to the close proximity of the A59. Consideration to the site design will need to be given to ensure that residences are set back from the carriageway and habitable rooms are orientated away from the roads where necessary.</p> Mitigation <ul style="list-style-type: none"> An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place. Assumptions <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. Uncertainties <p>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively 	0	Likely Significant Effects <p>The development is located in an area identified as being at low risk of flooding.</p>

Site 726 – Wheatlands, Poppleton

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>impact on flood risk;</p> <ul style="list-style-type: none"> Deliver or incorporate through design sustainable urban drainage systems (SUDs). 		<p>Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development in line with Local Plan policy ENV5. The site also must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy ENV5. As a Greenfield site, run off must not exceed 1.4 l/sec/ha.</p> <p>For the above reasons, the site has been assessed as having a neutral effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>14. Conserve or enhance York's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	<p>-</p>	<p>Likely Significant Effects</p> <p>The HIA identifies that part of the site was archaeologically investigated in 2015. A ridge and furrow, strip field system was identified across much of the site which formed the basis of the modern enclosed field boundaries. Earlier ditched features and pits were also excavated, highlighting the presence of a likely Romano-British landscape of ditched field boundaries and enclosures.</p> <p>For a recent application for an alternative use, during the trial trenching twelve of the thirteen trenches excavated contained archaeological features which were cut into natural layers. Several of these trenches exposed features indicative of more intensive activity and/or settlement and are suggestive of further significant remains elsewhere on the site. Features identified which were not detected by geophysical survey also suggest that further undetected archaeological remains may be present on the site.</p> <p>Ditches identified during the evaluation may form part of a rectangular enclosure. Despite a lack of dating evidence, this series of features is likely to represent a pre-medieval field system, and possibly settlement, most likely of Romano-British date. Two pits which contained burnt bone also probably date to this period and are suggestive of domestic activity on the site. Charred cereals found on the site may relate to this domestic occupation too. The later ridge and furrow field system was found to extend across much of the site with furrows aligned east to west. The system probably has its origins in the medieval or post-medieval period. The land was probably still used for agriculture through to the present day though a large feature in one trench may represent quarrying in the 18th-century. A scatter of flints found across the site is representative of prehistoric activity in the general area.</p> <p>Although not unique, the archaeological evidence of prehistoric/Romano-British agricultural practices and/or settlement activity on this site is of local and regional significance. The information gained from the excavation carried out so far and any further investigation will assist in the understanding of the wider pre-medieval landscape of York.</p> <p>Further development here may have a detrimental impact on any further surviving archaeological deposits</p> <p>An archaeological evaluation would be required to understand the archaeological potential on the site. Archaeological events have been recorded in this area. A desk-based assessment would be required followed by a programme of non-intrusive/intrusive work as agreed by city of York Council.</p>

Site 726 – Wheatlands, Poppleton

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<p>This has been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Archaeological assessment and evaluation will be required. Further setting, architectural and craftsmanship analysis and mitigation would be required. <p>Assumptions</p> <ul style="list-style-type: none"> Evidence used for the application in this location remains valid. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	<p>- --</p>	<p>Likely Significant Effects</p> <p>The HIA identifies that inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of York generally. Development here will reduce the distance between Knapton and Northminster Business Park weakening the independent/identifiable character of the village. The distance between York and Northminster Business Park will also be reduced. Further development on the east side of Northfields Lane will diminish the remaining semi-rural view westwards between Knapton and the A59. However, the rural character of this area has already been substantially diminished.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York’s existing character whilst also creating an independent identity.</p> <p>For a recent application, it was noted that despite the degree of deciduous vegetation along Northfield Lane, there are glimpsed views of the fields beyond and an awareness of the rural openness. The site is screened from the ring road by Wheatlands wood. Northfield Lane is subject to development pressure from Northfield Business Park and potential extensions thereof.</p> <p>Currently there exists a reasonable division between the southern edge of Upper Poppleton (adjacent to the A59) and the Northminster Business Park, which is a distinctly separate item to both Poppleton and Knapton. The presence of Oakwood Business Park and caravan storage area reduces the effectiveness of this margin of open countryside that forms part of the character of Northfield Lane. Nonetheless, despite this, and despite the influences of the northern ring road, this stretch of land suitably represents an important remnant of countryside lying between Knapton village and Upper Poppleton.</p> <p>The proposed change of landscape character from agricultural fields to a developed site would result in a reduction in the quality of the landscape. The current landscape serves to provide a setting for Northfield Lane and separation from the ring road, and separation between Poppleton and Northminster Business Park.</p> <p>Overall this site is likely to have a minor to significant negative effect.</p>

Site 726 – Wheatlands, Poppleton

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
		<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="width: 45%; background-color: yellow; height: 100%;"></div> <div style="width: 45%; background-color: red; height: 100%;"></div> </div>	<p>Mitigation</p> <ul style="list-style-type: none"> • Further landscape assessment and mitigating measures are required. <p>Assumptions</p> <ul style="list-style-type: none"> • Evidence used for the application in this location remains valid. <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>Summary</p> <p>A significant positive effect was identified for objective 1 (housing) due to the site's contribution to the overall housing stock of the City.</p> <p>A significant negative effect was identified for objective 9 (land resources) due to the loss of agricultural land and measures.</p> <p>A minor positive effect was identified for objective 2 (health) as the facilities and open space are developed and assessments concluded and mitigation measures implemented and objectives 5 (equality and access) and 6 (sustainable transport) due to the good access to York via frequent and non-frequent bus routes, cycle paths and roads. This site has been positive effect on objective 4 (economy) given the site's reasonable proximity to the City Centre with good transport links along the A59 bordering the site to the north and providing opportunities for sustainable travel for workers.</p> <p>A minor negative effect was identified for objective, 10 (water efficiency and quality) given the uncertainty related to implementation of mitigation; objective 11 (waste) due to the increases in waste generation; objective 14 (historic environment) associated with architectural character, archaeology and landscape and setting of the City;</p> <p>A mixed minor positive and negative effect was identified for objective 12 (air quality) reflecting the likely increase in car traffic but also opportunities for sustainable transport use as well as objective 7 (climate change) due to the potential for renewable energy mitigation measures. Objective 3 (education) also scores a mixed minor positive and uncertain because the development could generate additional demand, Objective 8 (green infrastructure) is mixed neutral and minor negative as development is immediately adjacent to the Wheatlands Reserve SLI. A mixed minor to significant effect is identified for objective 15 (landscape) as further development on the east side of Northfields Lane will diminish the remaining semi-rural view westwards between Knaption and the A59.</p> <p>objective 13 (flood risk) as the site is located in an area identified as being at very low risk of flooding so is cored as neutral.</p>			

Site 840 - South of Designer Outlet (Adj. A19)

Overall Assumption:

When the site selection methodology is applied the sites developable parcels are split in to. The remaining parcel to the south of the designer outlet is covered under site 800. This appraisal considers the remaining standalone area of 75 hectares for residential led development.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	++	<p>Likely Significant Effects</p> <p>This large mixed use site would make a very significant contribution to meeting the local population’s housing needs, with 2,150 new dwellings. This site would provide a new community that is able to meet a variety of housing needs. Based upon policy H10, this site should provide 30% affordable housing as part of the development. This would make a significant positive contribution towards meeting the affordable housing need in the long term.</p> <p>In order to meet the needs of the new residents, local facilities and services will need to be provided commensurate to the scale of population to ensure that adequate provision is locally available, and that undue pressure is not put on existing facilities elsewhere.</p> <p>The masterplanning should ensure that facilities and housing development are phased together to minimise residents need to travel for convenience items, particularly in the short-term.</p> <p>The development of the site for housing as part of a mixed use development has been assessed as having a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
2. Improve the health and well-being of York’s population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people’s health; Improve access to open space / multi-functional 	+ -	<p>Likely Significant Effects</p> <p>There is access to existing open space at the site which would help support the promotion of outdoor leisure activities and a healthier lifestyle. The inclusion of cycle and pedestrian routes to and within the development would help to support an active lifestyle.</p> <p>There is the potential for short term noise disturbance and loss of amenity for these receptors during construction works. This is likely to be minor due to the rural location of the site. An assessment of the impact of any additional vehicle movement on the noise level and locality would need to be undertaken. This may change in the longer term to these receptors and new residential properties. Furthermore, development in this location risks more exposure to noise from the A19, which abuts the site. Although noise would dissipate across the</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary
	open space; <ul style="list-style-type: none"> Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #90EE90; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #FFD700; margin-right: 5px;"></div> </div>	site, the eastern side of the site may require additional mitigation to reduce any impact of noise. There are no healthcare facilities within 800m of the site. The land is in agricultural use and therefore concerns relating to contamination are low. Overall this has been assessed as a minor positive effect for housing and mixed minor positive and negative effect for employment against this objective. Mitigation <ul style="list-style-type: none"> An assessment of the impact of vehicle noise would be required. Open space and pedestrian and cycle routes should be included in the development. Assumptions <ul style="list-style-type: none"> n/a Uncertainties <ul style="list-style-type: none"> The scale of open space to be included in the development is uncertain.
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #FFD700; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #FFFF00; margin-right: 5px;"></div> </div>	Likely Significant Effects It is important that the anticipated requirement for education arising from the development of this site is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision. The closest secondary school is within 800m of part of the site but access is impeded by major barriers , one of which is the A64 that forms part of the strategic road network. Nurseries and primary schools are not available within 800m of the site. Given the scale of the site facilities would need to be developed commensurate to the population. In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. The level of training and skills development in associated industries would be dependent upon the employment upon market forces. Overall this has been assessed as a minor negative effect for against this objective. Mitigation <ul style="list-style-type: none"> n/a Assumptions <ul style="list-style-type: none"> n/a Uncertainties <ul style="list-style-type: none"> The scale of skill enhancement and employment opportunities is not certain.
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the 	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #90EE90; margin-right: 5px;"></div> </div>	Likely Significant Effects The scale of the development will require additional facilities to be developed, which would provide opportunities for a small numbers of local jobs, which should be positive in the long-term but is subject to implementation. Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary
	future; <ul style="list-style-type: none"> Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 		training in this industry. Opportunities for construction employment may be enhanced or be for a longer timeframe as a result of the alternative sites given the increased scale of development Provision of housing in a new settlement would be positive for housing of local workforce for other employment opportunities within the city helping to support the overall economy. This site is therefore likely to have a minor positive short term direct effect and long-term indirect permanent effect. Mitigation <ul style="list-style-type: none"> <i>n/a</i> Assumptions <ul style="list-style-type: none"> <i>n/a</i> Uncertainties <ul style="list-style-type: none"> <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	+	Likely Significant Effects Based upon the proposed affordable housing policy, the site would have a target to provide 30% affordable dwellings of mixed tenure on the part of the mixed site intended for housing. This would make a significant positive contribution towards this objective in the long-term in meeting the identified affordable housing need and supporting equal access to housing. New facilities and services would be required on site commensurate to the population. This should provide accessible local services and facilities without the need to travel. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on these facilities and to ensure access in the site is within a 5- 10 minute walk. The impact on existing facilities would need to be determined prior to development. Overall this has been assessed as having minor positive effect. Mitigation <ul style="list-style-type: none"> <i>The level of facilities and services is commensurate to the scale of population in the part of the mixed use development intended for housing.</i> Assumptions <ul style="list-style-type: none"> <i>It is assumed that new services and facilities would be included within the part of the mixed use development intended for housing.</i> Uncertainties <ul style="list-style-type: none"> <i>The facilities and services provided will be subject to masterplanning and occupation following development.</i>
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport 	+ --	Likely Significant Effects The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development. The site is accessible by sustainable modes of transport, including non-frequent bus routes within 400m of the parts of the site. There is

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary
	<p>infrastructure which supports sustainable travel options;</p> <ul style="list-style-type: none"> Promote sustainable forms of travel; Improve congestion. 	<p style="text-align: center;">+ -</p>	<p>also Park and Ride within close proximity offering a frequent bus route into York. Any new cycle or pedestrian routes within the development should link up with existing routes to enhance access.</p> <p>The size of the development is also likely to generate additional car journeys to and from the site which could result in additional peak hour traffic follow onto sections of the A19 that are already congested. The likely increase in traffic is expected to exacerbate the peak hour congestion. Additional impacts on the strategic road network would require consideration by the Highways Agency.</p> <p>Any new facilities on site should help to reduce short journeys for convenience items. Any planning of sustainable access should maximise walking and cycling across the site to link with facilities.</p> <p>As a result, this has been assessed as a mixed minor positive and significant negative effect on this objective for this site given the potential impacts on the A19.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Further detailed transport assessment is required for both the residential and employment elements of this mixed use site. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The uptake of sustainable transport to the development is not certain.
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	<p style="text-align: center;">+ -</p>	<p>Likely Significant Effects</p> <p>An increase in greenhouse gas emissions is anticipated during construction due to an increase in HGV movements, energy consumption for construction, and the embodied carbon of materials.</p> <p>Once occupied, an increase in energy consumption in from the employment and residential parts of the mixed use site is also expected to contribute to an increase in greenhouse gas emissions. Additional non-sustainable journeys made by site users would also contribute to increased emissions in the longer term.</p> <p>There is also the potential to include renewable energy in the development such as solar power, solar thermal or ground source heat pumps. The site should maximise the use of any renewable sources in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development.</p> <p>A mixed minor positive and negative effect is therefore anticipated for climate change for both the housing and employment elements of this mixed use site.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The impacts resulting from trip generation to the site are uncertain. The scale of renewable energy feasible on site is uncertain.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0 -	<p>Likely Significant Effects</p> <p>The Naburn Marsh SSSI, which is a nationally designated site, is located within 1km of part of the site. The Naburn Marsh site was designated as it comprises of nationally rare flood meadows and swamp. This site is sites away from the this SSSI but further investigations would be required to ensure no impact on the site from drainage is incurred..</p> <p>A Site of Importance to Nature Conservation is also located close to the site. There are no internationally important sites in the vicinity of the development.</p> <p>As a result, a neutral to minor negative effect has been determined against this objective subject to further investigations..</p> <p>Mitigation</p> <ul style="list-style-type: none"> Expert advice may need to be sought with regard to the SSSI and breeding waders. An ecological survey and any required mitigation should be undertaken. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <p>n/a</p>
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	--	<p>Likely Significant Effects</p> <p>The site is an area of grade 2 and 3 greenfield land, so its development would result in the loss of versatile agricultural land. This would not support the reuse of previously developed land.</p> <p>No notable issues regarding land contamination are known for the site. An appropriate assessment of ground conditions and any necessary mitigation would still be required.</p> <p>No effects on allotments or mineral resources are anticipated.</p> <p>Development of the site is expected to result in a significant negative effect against this objective for both the housing and employment elements of this mixed use site because of the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> Any identified ground contamination would be remediated prior to completion of the development. <p>Uncertainties</p> <p>It is uncertain whether contamination is present on site.</p>
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; 	-	<p>Likely Significant Effects</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary
	<ul style="list-style-type: none"> Improve the quality of rivers and groundwaters. 		<p>The site is not located in a groundwater Source Protection Zone.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water’s Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water’s area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, all sites have been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>Businesses will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact. Due to the increases in waste generation, offset to some extent with opportunities to increase reuse and recycling, a minor negative effect is anticipated for both the housing and employment elements of this mixed use development against this objective.</p> <p>Mitigation</p>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary
			<ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The closest AQMA is over 500m from the site. Deterioration of local air quality may occur due to extra vehicle journeys and potential congestion. The impacts on the A19 Fulford Road corridor which forms part of an Air Quality Management Area should be determined, as this area may be at risk from a reduction in air quality as a result of the increased development in this location..</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Cycle and pedestrian routes are expected to be incorporated into the development so sustainable transport will be promoted to help minimise car use. Despite this, some increase in car journeys is expected with an associated reduction in local air quality.</p> <p>Overall this has been assessed as having a minor negative effect for this objective. However, it is acknowledged that this site could have more significant impacts on air quality.</p> <p>Mitigation</p> <ul style="list-style-type: none"> The traffic generation figures for the development should be reviewed and assessed against the thresholds for requiring air quality assessments and any mitigating measures implemented. Low emission vehicles and fuels should be promoted and incentivised. The operation of electric buses from the site and Park and Ride should be explored. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and availability and uptake of sustainable transport options is not certain.

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	0	<p>Likely Significant Effects</p> <p>The site is located with flood zone 1 so at low risk from flooding.</p> <p>Sustainable drainage systems (SUDs) should be incorporated into the development to help manage surface water flows and avoid contributing to flood risk. As a greenfield site, runoff rates must not exceed 1.4l/sec/ha.</p> <p>This site is scored as neutral due to low flood risk.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that surface water management features will be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	- --	<p>Likely Significant Effects</p> <p>The HIA identifies that ridge and furrow in unknown condition has been recorded across part of the site. Prehistoric/Romano-British field systems and settlements are known in the area. Importantly the Battle of Fulford may have taken place in the vicinity. Development is therefore identified to potentially have a minor to serious impact from development. Development of the site has the potential for a negative impact on any surviving archaeological deposits or landscape features remaining on site.</p> <p>Whilst the boundary for this site excludes the area identified as green wedge and therefore as an area of primary importance for the historic character and setting of York (to the west), the development would still result in detrimental effects on the historic character and setting of the city as experienced along the A19. Given its location, it is likely that this would be perceived as incremental ribbon development along the A19 from Crockey Hill to the ring road and beyond rather than a clock face settlement similarly to other villages around the city.</p> <p>Inappropriate scale or low quality architecture and craftsmanship have the potential for a negative effect on the architectural legacy of York in general.</p> <p>This has been assessed as having a minor to significant negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>It is important for the design to enhance particular elements of the strong urban form characteristic.</i> <i>Further setting, architectural and craftsmanship analysis and mitigation would be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale and condition of archaeological and heritage assets present on site is uncertain.</i> <i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i>

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary
<p>15. Protect and enhance York's natural and built landscape.</p>	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value; • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	<p>--</p>	<p>Likely Significant Effects</p> <p>Whilst the boundary for this site excludes the area identified as green wedge and therefore an area of primary importance for the historic character and setting of York(to the west), the development would still result in detrimental effects on the historic character and setting of the city as experienced along the A19. Given its location, it is likely that this would be perceived as incremental ribbon development along the A19 from Crockey Hill to the ring road and beyond rather than a clock face settlement similarly to other villages around the city.</p> <p>Development may create a commercial/urban setting to the village of Fulford and impact the setting of Bishopthorpe. However, the close proximity to the Designer Outlet means that the impact on the rural setting when viewed from the ring road is both lessened but in the long-term is also likely to exacerbated through a new large scale development.</p> <p>The sites would need to provide buffering to ensure that landscape impacts could be mitigated. It is unlikely however, that the cumulative effects of this site could be fully mitigated.</p> <p>In general the site will need to implement high quality design within any masterplanning to ensure that there is a positive effect on architectural design. A poor design or quality of building/craftsmanship could have a minor harm effect on York in general. There are opportunities for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</p> <p>Overall a significant negative impact is expected against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Further landscape analysis and mitigating measures are required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>Summary</p> <p>A significant positive effect was recorded against objective 1 (housing) as a result of the significant number of new houses that will be constructed in an area of need. Objective 9 (land use) was assessed as a significant negative effect due to the loss of greenfield land. Objective 15 (landscape) was also identified as a significant negative due to the potential significant change to the character of the landscape in this location.</p> <p>A minor positive effect was recorded against Objective 4 (jobs) due to the limited generation of jobs and objective 5 (equality) as a result of the inclusion of affordable housing and good access to local services . A minor negative for objective 10 (water) due to potential detrimental impacts on local water quality from increased consumption and objective 11 (waste) as a result of the increase in waste generation. A minor negative effect was also recorded against objective 12 (air quality) due to the increase in construction emissions.</p> <p>A mixed minor positive and negative effect was recorded for objective 2 (health) due to the improved access to open space and the potential for short term noise disturbance during construction. Objective 3 (education and training) was appraised as mixed minor positive and uncertain due to the enhancement of trade skills but the unknown access to educational facilities. A mixed positive to significant negative effect was also recorded against objective 6 (transport) as the development is expected to generate congestion and objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions. A potential minor to significant negative effect was recorded against 14 (cultural heritage) due to the lack of impact on heritage assets and setting and potential for archaeological deposits.. Objective 8 (biodiversity) due to unknown ecology on site scores uncertain to minor negative.</p> <p>Objective 13 (flooding) due to low flood risk is identified as neutral.</p>			

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary
<p>There are uncertainties over whether any new facilities would be included in the development, the level and type of open space and renewable energy generation to be included in the development, and the presence or condition of any archaeological remains.</p>			

Key

Symbol	Likely Effect on the SA Objective		
++	The policy is likely to have a significant positive effect	?	Uncertain or insufficient information on which to determine effect
+	The policy is likely to have a positive effect	-	The policy is likely to have a negative effect
0	No significant effect / no clear link	--	The policy is likely to have a significant negative effect

Site 859 – North of Escrick

Overall assumption:

This site of north of Escrick village adjacent to the boundary of Selby District Council. The village itself lies to the south within Selby. Facilities assessment is based upon provision in the village which was manually collated as outside of the City of York boundary. This site is subject to Duty-to-Cooperate agreement.

Site 859 – North of Escrick

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	++	<p>Likely Significant Effects</p> <p>This is a 6.08 ha site to the north of the village of Escrick. The site could provide around 149 dwellings which will make an important contribution to the overall housing stock of the City. Based upon policy H10, this site should provide 30% affordable housing as part of the development.</p> <p>There are some community facilities within the vicinity (primary school and post office) although these would have to be supplemented over the medium and longer term, perhaps in combination with other development sites in the vicinity. There is one convenience shop within 400m but no neighbourhood parade. There is access to limited open space within 800m such as playing fields and tennis courts.</p> <p>Overall, the site will have a permanent significant positive effect on this objective, reflecting the size of the site and its contribution to the City's dwelling stock.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Phasing of development should include the provision of facilities to ensure the population is provided for.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The number of dwellings is as per emerging masterplanning by the site promoters/viability assessment undertaken as part of the Local Plan.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i> <i>The levels and type of community facilities that will be required</i>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi- 	+	<p>Likely Significant Effects</p> <p>This development should support walking and cycling within the site and it should connect to the three existing cycle routes within the vicinity to create sustainable pathways to the adjacent village facilities.</p> <p>There is one convenience store attached to a petrol station within 400m of most of the site and within 800m the entire site however there is no neighbourhood parade. Escrick does have a Post Office and Village Hall within 800m and there is a doctor's surgery within 400m of the site. This is all positive for ensuring local access to facilities.</p> <p>There are tennis courts and a bowling club within 800m of the site; also Escrick Playing Fields to the south of the village are within 800m of</p>

Site 859 – North of Escrick

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>functional open space;</p> <ul style="list-style-type: none"> Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 		<p>parts of the site. Any development in this location would also be subject to openspace policies in the plan and should provide openspace commensurate to development.</p> <p>The site is arable and therefore risk of contamination is likely to be low. Further consideration may be required in areas adjacent to the existing petrol station.</p> <p>Short-term construction noise and air pollution has the potential to negatively impact existing residents, although this would be temporary. The site is adjacent to existing residential areas. It is likely that there will be impacts on these areas for the duration of the construction period.</p> <p>On balance, it is anticipated that the impacts are likely to be minor positive as the facilities and open space are developed and assessments concluded and mitigation measures implemented.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A land contamination assessment and a noise assessment should be conducted and the strategies should be implemented accordingly.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Preliminary investigations on the site for contamination and noise will be remediated through agreed strategies with the Council and Environment Agency.</i> <i>Open space will be included in the development commensurate to population.</i> <i>There will be a cycle path that links to the current network.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level and type of open space will be subject to masterplanning.</i> <i>Impact, if any of land contamination from the petrol station.</i>
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	--	<p>Likely Significant Effects</p> <p>The village of Escrick has one primary school within 400m of the site and one pre-school within 800m. Capacity of these facilities is unknown. This site may require an increase in capacity at the school which would need to be agreed.</p> <p>There would be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities. The level of training and skills development in associated industries would be dependent upon market forces.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Provision of educational facilities would be in line with policy ED6 of the Local Plan.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p>

Site 859 – North of Escrick

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <i>It is uncertain whether existing schools have capacity for new students and additional facilities required for the development.</i>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	0 +	<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. No additional jobs are likely post development.</p> <p>New residents will increase demand for goods and services in the village of Escrick that may support a small number of new local jobs. However the rural location of the site makes it unlikely to influence significant additional facilities, have a significant impact on jobs or the wider economy of York.</p> <p>This has been assessed as a neutral and minor positive for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>None</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i>
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people 	++	<p>Likely Significant Effects</p> <p>Based upon policy H10, this site should provide 30% affordable housing as part of the development. This would make a positive contribution towards this objective in the long-term in meeting the identified affordable housing need, reducing homelessness and supporting equal access to housing. This may be additionally important given the rural location of the site.</p> <p>There is good access to York via frequent and non-frequent bus routes, including a park and ride service, cycle paths and roads.</p> <p>Overall this has been assessed as having a significant positive effect on equality and access.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Local service provision (existing and potential) will meet needs of new residents.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The facilities and services provided will be subject to masterplanning and occupation following development.</i>

Site 859 – North of Escrick

SA Objective	Sub-objective (Will the site...?):	Effect		Commentary*
	and/or property.			
6. Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	-	+	<p>Likely Significant Effects</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development.</p> <p>The site does have three cycle paths and the village of Escrick is served by three infrequent bus services. However the site's rural location to the south of York means that private car will be transport mode of choice for most residents. This will inevitably contribute to peak hour congestion on the A19 /A64 given the location of employment opportunities are away from the village. Furthermore, the local shops offer convenience only and travel would be required for supermarkets and higher order services.</p> <p>Overall, the effects are assessed as being mixed because the site's location will make a private car necessary for most residents, however the village does have some public transport links and is suitable for local walking / cycling.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A transport assessment and travel plan would be required for the development. Sustainable transport links to existing pedestrian and cycle routes should be included. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The behaviour of future occupiers and their travel needs.
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and 	-	+	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the 'Greenest city in the North' (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p>

Site 859 – North of Escrick

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>consequences of climate change;</p> <ul style="list-style-type: none"> Adhere to the principles of the energy hierarchy. 	<div style="background-color: #FFD700; width: 20px; height: 20px; display: inline-block;"></div> <div style="background-color: #90EE90; width: 20px; height: 20px; display: inline-block;"></div>	<p>The significance of the impact will depend upon masterplanning and implementation. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of inclusion of renewable energy sources in the development is uncertain.</i>
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	<div style="background-color: #FFFF00; width: 20px; height: 20px; display: inline-block; text-align: center; vertical-align: middle;">?</div>	<p>Likely Significant Effects</p> <p>The site is not in proximity to any designated nature conservation sites. However it is located within a district green corridor.</p> <p>The site is greenfield and predominantly arable land. The site is surrounded by established hedges, which may be habitats of value to local wildlife. Currently the biodiversity of the site is unknown but not thought to be significant. Further assessment is required to understand any ecology issues on site.</p> <p>This has been appraised to have uncertain subject to the further evidence.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Incorporation of accessible biodiversity elements into the masterplan.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution 	<div style="background-color: #FF0000; width: 20px; height: 20px; display: inline-block; text-align: center; vertical-align: middle;">---</div>	<p>Likely Significant Effects</p> <p>This is a greenfield site. The proposed site is an area of agricultural land (Grade 3) and would be permanently lost to development which would have a negative impact for this objective..</p>

Site 859 – North of Escrick

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<p>contaminating the land and remediate any existing contamination;</p> <ul style="list-style-type: none"> • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 		<p>The site has been used for agricultural purposes and therefore the anticipated risks of contamination are considered to be low. Further ground investigations are required.</p> <p>Provision of openspace could include allotments. This may have a positive impact in the long-term but is subject to masterplanning and implementation.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>An assessment of land quality and any identified remedial work would be necessary.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>10. Improve water efficiency and quality.</p>	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	---	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water’s Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water’s area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p>

Site 859 – North of Escrick

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> • <i>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> • Promote reduction, re-use, recovery and recycling of waste; • Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Despite the opportunities for re-use and recycling, development will lead to an increase in the overall volume of waste produced so has been assessed as a minor negative against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised.</i> • <i>The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The level of waste processed during the construction and any possible remediation is unknown.</i>
<p>12. Improve air quality.</p>	<ul style="list-style-type: none"> • Reduce all emissions to air from current activities; • Minimise and mitigate emissions to air from new development (including reducing 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>No effects on the AQMA are anticipated. An increase in traffic as a result of this development may have an impact on arterial roads, particularly the A19, linking back to York's Ring-road. Further assessment of this should be made in relation to air quality associated with transport as a result of development.</p>

Site 859 – North of Escrick

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	transport emissions through low emission technologies and fuels); <ul style="list-style-type: none"> Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 		Due to the increase in traffic movements and local congestion, a localised reduction in air quality may be expected. Additional vehicle trips are likely to have a minor but not significant impact on air quality. <p>Mitigation</p> <ul style="list-style-type: none"> <i>An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that the development will adhere to air quality policies in the Local Plan.</i> <i>Preliminary evidence prepared by site promoter is still valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</i>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	0	<p>Likely Significant Effects</p> <p>The development is located in an area identified as being at low risk of flooding. Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development in line with Local Plan policy ENV5. The site also must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy ENV5. As a Greenfield site, run off must not exceed 1.4 l/sec/ha.</p> <p>For the above reasons, the site has been assessed as having a neutral effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.</i> <p>Assumptions</p>

Site 859 – North of Escrick

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
			<ul style="list-style-type: none"> <i>It is assumed that surface water management features will be incorporated into the development.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>14. Conserve or enhance York’s historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	-	<p>Likely Significant Effects</p> <p>The HIA indicates that there is no known sub-surface archaeology on this site although it is a relatively undisturbed and may contain earlier landscape features. Prehistoric and Romano-British activity is recorded in the area. Remnants ridge and furrow to remain on the site. However the best examples are located in fields to the north. Pre-medieval landscape features survive particularly below the ridge and furrow.</p> <p>Development of the site will have a detrimental impact on any surviving archaeological deposits or visible landscape features. A desk-based assessment has been compiled – evaluation work is still outstanding.</p> <p>Development on this site would further enlarge Escrick and remove the final open fields from the east side of the historic village. Given that there are listed buildings within 400m of the site inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York and Escrick in general.</p> <p>Development may impact on the setting of the Conservation Area of Escrick. This site has therefore been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Archaeological assessment and evaluation will be required.</i> <i>Further setting, architectural and craftsmanship analysis and mitigation would be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>None</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i>
<p>15. Protect and enhance York’s natural and built landscape.</p>	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality 	-	<p>Likely Significant Effects</p> <p>Development on this site would further enlarge Escrick and remove the final open fields from the east side of the historic village. There are some historic landscape features on the site such as ridge and furrow that will require further analysis and mitigation.</p> <p>Development may impact on the setting of the Conservation Area of Escrick. This site has therefore been assessed as having a minor negative effect against this objective.</p> <p>Mitigation</p>

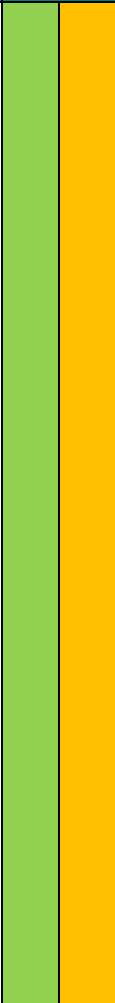
Site 859 – North of Escrick

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper.		<ul style="list-style-type: none"> • <i>Further landscape assessment and mitigating measures are required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>Summary</p> <p>A significant positive effect was identified for objective 1 (housing) due to the site's contribution to the overall housing stock of the City and objectives 5 (equality and access) due to the affordable housing requirement.</p> <p>Significant negative effect on objective 3 (skills and training) due to uncertainties around school capacity. Objective 9 is also significant negative effect because it is greenfield land that is being developed, as is objective 10 (water consumption and quality) due to the additional strain that will be put on existing water resources in coming decades and the uncertainty around implementation of mitigation measures.</p> <p>A minor positive effect on objective 2 (health and well-being) is due to the provision of a doctors nearby, reasonable provision of open space and potential for walking / cycling within the village. Minor negative effects are assessed against objectives 11 (waste) and 12 (air quality) as despite mitigation measures development of what was previously greenfield land will inevitably lead to increases in waste generation and air pollution. Minor negative effects are also recorded against objectives 14 (historic environment) and 15 (natural landscape) as inappropriate development risks damaging the Conservation Area of Escrick.</p> <p>Objective 4 (jobs) is assessed as both neutral and a minor positive effect because the sites rural location means it is unlikely to have a significant on jobs except those created during the short term construction. Objective 6 (sustainable transport) is both minor positive and minor negative because site's location will make a private car necessary for most residents, however the village does have some public transport links and is suitable for local walking / cycling. Objective 7 (greenhouse gas emissions) is also minor positive and minor negative because good design can minimise ongoing energy consumption of the dwellings and renewable energy can be generated on-site, however the production and transportation of building materials will contribute emissions overall.</p> <p>A neutral effect is assessed for objective 13 (flood risk) because the site is located in an area of very low risk.</p> <p>The impact of development on objective 8 (ecology) is uncertain at this stage, further evidence is required to make an informed assessment.</p>			

Site 964 : Galtres Garden Village

A Objective	Sub-objective (Will the site...?):	Site 964	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople.	++	<p>Likely Significant Effects</p> <p>Site 964 is forecast to provide 1423 dwellings overall. This would be a significant development that has the potential to provide a new community and respond to mixed needs. In meeting this, it will be important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. This number of dwellings, in line with the Affordable Housing Policy (H10) within the Local Plan, should provide around 430 affordable units which would also be significantly positive in meeting the city's housing needs. The site promoter considers that a greater proportion of the site may be able to be for affordable homes.</p> <p>In order to meet the needs of the new residents local facilities and services will need to be provided commensurate to the scale of population to ensure that adequate provision is locally available. Given the size of the site and likely population, at least one local centre and appropriate space for neighbourhood parades should be provided to ensure that the new residents have local access to facilities and undue pressure is not put on existing facilities elsewhere in the long-term. Any masterplanning should ensure that facilities and housing development are phased together to minimise residents' need to travel for convenience items in the short-term and maximise sustainable access in the long-term.</p> <p>Overall, all of the sites have been assessed as having a permanent significant positive effect on this objective in the long-term.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Phasing of development should include the provision of facilities to ensure the population is provided for and undue pressure is not put on others which are existing and in close proximity.</i> <i>In order to maximise the ability of the site to meet the needs of York, the housing mix and type should reflect the current Strategic Housing Market Assessment.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The need and capacity for a school will be based upon further discussion with CYC.</i> <i>Housing numbers are provided by the site promoter.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i>
2. Improve the health and well-being of York's population.	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open	+ -	<p>The development of sites will be subject to policies with the Local Plan regarding the provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>The site is currently within agricultural use and therefore does not have formally designated open space. Huntigton and New Earswick wards have a deficiency in open space. This site will be required to include open space for a range of recreational purposes which should have a positive benefit on the health and well-being of new and existing residents. The scale of this provision will need to be commensurate to the new population and be accessible for all within an appropriate distance to maximise benefits associated with its provision. Open space</p>

Site 964 : Galtres Garden Village

A Objective	Sub-objective (Will the site...?):	Site 964	Commentary*
	<p>space / multi-functional open space;</p> <p>Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling);</p> <p>Improves access to healthcare;</p> <p>Provides or promotes safety and security for residents;</p> <p>Ensure that land contamination/pollution does not pose unacceptable risks to health.</p>		<p>should be phased into development to ensure that people have access to open space during the course of the development. A site-wide green infrastructure and recreation strategy should be developed to maximise synergistic benefits of connected space.</p> <p>The site promoters indicate that the scheme would be landscape planned with integral openspace of different typologies and include for a new country park. Whilst the allocation boundary would be subject to policies in the plan regarding green infrastructure, including openspace provision, the openspace and recreational strategy is currently unknown.</p> <p>There are no facilities in proximity that would solely cater for this scale of development. A new garden village would generate new facilities commensurate with its size and population which should include a local centre providing local provision for health such as doctors and dentists. This new provision should have a positive impact for caring for the health of the population but is subject to implementation. The location of these facilities on site should be within close proximity of the residents to maximise accessibility.</p> <p>Land in this location is predominantly agricultural in use and it can therefore be assumed that risks of contamination are low. Further work would be required to substantiate this.</p> <p>Potential effects will need to be identified and mitigated to avoid direct adverse impacts in the long-term. The location of the allocation away from the A64 is likely to help reduce adverse effects from air quality on human health in comparison to development which would bring residential use closer, although the eh park extends towards this highway. Any development in this location will need to promote low emission technologies and sustainable travel behaviour to minimise the amount of new potential sources of emissions. A full air quality assessment will be required to fully understand the likely impacts of the development.</p> <p>Noise in this location is likely to be dominated by traffic noise from the A64, which is accepted to decrease with distance. However, this may change in accordance with the proposed new road infrastructure and occupation of the site in line with an increase in traffic as development progresses in the medium to long-term. Potential effects will need to be identified and mitigated to avoid direct adverse impacts in the long-term.</p> <p>There is likely to be impacts as a result of noise for the duration of the construction period, although any impact is likely to be commensurate with the proximity/location of the development on site. This is anticipated to be minor in the short-term given that the new village is predominantly away from existing residential or employment areas but is likely to increase as the village creates new receptors. There will also be increased trips and noise connected with HGVs and construction vehicles, which may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods. A full noise impact assessment will be required to fully understand the potential impacts of noise from the development.</p> <p>The appraisal score reflect the location of potential development as well as the scale of impacts. The site is scored to be mixed positive and negative. All outcomes are subject to more detailed masterplanning and resolution of any air quality and noise issues.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Sustainable travel behaviour should be encourage to minimise emissions as a result of increase vehicle use.</i> • <i>Full air quality and noise impact assessments are required.</i> • <i>Development of facilities and open space need to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. Any facilities provided should be within close proximity to ensure accessibility for all.</i> • <i>The green infrastructure strategy for the site should incorporate open space and connect with existing routes across the site</i> <p>Assumptions</p>

Site 964 : Galtres Garden Village

A Objective	Sub-objective (Will the site...?):	Site 964		Commentary*
				<ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level and type of provision of healthcare facilities is currently unknown and will be subject to masterplanning</i> <i>The level and type of open space is still subject to masterplanning</i> <i>The level of noise and air quality issues as a result of occupation of the site.</i>
3. Improve education, skills development and training for an effective workforce.	Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all.	+	?	<p>Likely Significant Effects</p> <p>There is currently no provision for primary or secondary within close proximity of this site. It will be subject to policies set out within the Local Plan requiring educational provision. It is important that the anticipated requirement arising from this site for education is ascertained in advance to allow sufficient educational establishments to be incorporated onto the site and avoid increased pressure on existing facilities, particularly in medium to long term as the population of the village increases. Provision for education should be planned and phased alongside the residential development to ensure facilities are accessible to new residents through the course of the development. Given the anticipated number of new households that any of the site boundaries would generate, it is likely to require new nurseries, primary school and may also require secondary school provision.</p> <p>Evidence submitted by the site promoter considers that a primary school and nursery facilities could be accommodated on site. It is recognised that this site could also contribute to a new secondary in-combination with other allocated sites.</p> <p>There would be construction and associated trade jobs required for the duration of construction works. This would have positive impacts in the short- medium term for employment opportunities. The level of training and skills development in associated industries would be dependent upon market forces.</p> <p>Currently, the site is assessed as having a potentially positive but uncertain effects in relation to requirements for educational provision for which further information is required.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Adequate provision for educational needs should be planned into the development and phased alongside residential development to ensure that this is accessible to the new residents during the course of development.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Required educational capacity to be agreed in advance with the Council.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The number of pupils and their educational needs will only be fully determined upon further masterplanning/the developments completion and occupation.</i>
4. Create jobs and deliver growth of a sustainable, low	Help deliver conditions for business success and	+		<p>Likely Significant Effects</p> <p>The scale of the development for all boundaries will require a local centre/neighbourhood parade offering services and facilities, which would</p>

Site 964 : Galtres Garden Village

A Objective	Sub-objective (Will the site...?):	Site 964	Commentary*
carbon and inclusive economy.	investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy.		<p>provide opportunities for a small numbers of local jobs. This should be positive in the long-term for all of the site boundaries. The scale of facilities and therefore on-site jobs may be more available from the alternative boundaries given their larger scale and potential ability to support a community hub.</p> <p>Temporary jobs would also be generated through the construction of the site in the short to medium term and may generate opportunity for training in this industry. Opportunities for construction employment may be enhanced or be for a longer timeframe as a result of the alternative sites given the increased scale of development.</p> <p>The development overall would support the housing of the local workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's location adjacent Monks Cross which has established industrial/commercial and retail opportunities. The larger alternative boundaries would clearly house more of the city's workforce than the allocation boundary.</p> <p>All of the sites are therefore likely to have a positive short term direct effect and long-term indirect permanent effect on this objective through the provision of housing. Significant positive has not been identified as this site is predominantly for residential use.</p> <p>Mitigation n/a</p> <p>Assumptions n/a</p> <p>Uncertainties <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.</i></p>
5. Help deliver equality and access to all.	Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property.	++	<p>Likely Significant Effects</p> <p>The development of this site and provision of housing, community facilities and local services may help to address deprivation issues identified within the Index of Multiple Deprivation (2015) regarding barriers to housing and services in adjacent areas and across the city, which are identified as being more deprived in comparison with this area.</p> <p>The scale of the housing forecast on both the allocation and alternative would enable a significant contribution towards the provision of affordable housing. Based upon the proposed affordable housing policy, the site would have a target to provide 30% affordable dwellings of mixed tenure on site. The allocation would therefore deliver approximately 400 affordable homes. All of the sites would therefore make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The site promoter supports a higher level of affordable housing, which may increase effects in relation to this objective but this would be subject to implementation</p> <p>The scale of the development is also likely to require the development of facilities. Local provision is important given the proximity to another</p>

Site 964 : Galtres Garden Village

A Objective	Sub-objective (Will the site...?):	Site 964	Commentary*		
			<p>neighbourhood parade of scale and to enable access to essential facilities locally. This should be designed into a masterplan. Existing facilities within proximity of the site may also benefit from the large residential development as their viability could be increased. Developing any facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on the existing facilities and to ensure access from the houses on the site which are further than 800m. The level of facilities should be commensurate to the population and therefore more services would need to be provided with alternative boundaries compared to the allocation. This approach should have an overall benefit on access to facilities.</p> <p>Overall the site is identified as potentially having a significant positive effects due to its size and subject to delivering a higher number of locally accessible facilities.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>n/a</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The number of facilities within the existing area would need to be supplemented to ensure adequate provision for the existing and new populations.</i> • <i>Affordable housing to be in line with the Strategic Housing Markets Assessment.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>The facilities and services provided on the site will be subject to masterplanning and occupation following development.</i> • <i>Level of affordable housing to be provided.</i> 		
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<p>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;</p> <p>Deliver transport infrastructure which supports sustainable travel options;</p> <p>Promote sustainable forms of travel;</p> <p>Improve congestion.</p>	<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="background-color: #90ee90; text-align: center; vertical-align: middle;">+</td> <td style="background-color: #ffcc00; text-align: center; vertical-align: middle;">-</td> </tr> </table>	+	-	<p>Likely Significant Effects</p> <p>This is a new garden village and consequently would require significant infrastructure to ensure it promotes sustainable travel behaviour and has good connectivity to the rest of York. This site would be subject to policies in the Local Plan relating to infrastructure requirements to ensure this is sufficiently provided.</p> <p>Given that this is a new village, it will be important to establish a transport network which promotes sustainable travel behaviour across the development as well as into York. Routes across the site should encourage walking, cycling as well as the use of buses. Achieving this will need to be through a network of attractive and safe routes across the site linking to the existing network, where possible. Extension of bus routes to the site should be explored. The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour.</p> <p>It is inevitable that the scale of development will increase car trips from this area of the city as a result of development. The scale to which this occurs will depend on the implementation and uptake of sustainable travel modes. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development. A Sustainable Access and Movement Strategy should be prepared and agreed in conjunction with the Highways Agency and City of York Council.</p> <p>There will need to be vehicular access and connectivity to and from the site. Increased car use and accessibility onto the A64 may</p>
+	-				

Site 964 : Galtres Garden Village

A Objective	Sub-objective (Will the site...?):	Site 964	Commentary*
			<p>exacerbate congestion in the area, particularly at peak times along existing transport corridors. This is likely to be commensurate with the scale of development. Timing of the implementation of transport infrastructure is therefore crucial to enable sustainable access to the new settlement and will affect how significant any impacts are.</p> <p>The primary access points are proposed off North Lane with a new roundabout junction leading into the site. At a strategic level there is currently no evidence that transport should be considered to be a 'show stopper' for this site - provided that effective measures to both to reduce car trip generation and to mitigate against the impact of the residual car trips are put in place. However, the proximity of the development to the Strategic Road Network, in particular issues with the North Lane junction with the A64, would need to be addressed with Highways England. Furthermore, there are some concerns with the proposed width of North Lane leading up to the two roundabouts as the new local distributor road for Galtres Village as this is considered to be narrow.</p> <p>The site promoters indicate through submissions indicates possible measures and features that could enhance the provision for modes other than the private car such as walking, cycling and public transport. The site is located with employment, leisure and educational facilities nearby to again minimise journey lengths. Furthermore, by providing a development with a mix of both residential and employment land uses it will assist in minimising the need to travel by the private car.</p> <p>The site will need to provide local facilities on site, which should have a positive influence in minimising trip generation in relation to convenience goods and services. Any new local centre should be accessible and connected by the proposed transport infrastructure to maximise the use of non-car modes of travel to move short distances. The site may also provide areas for employment which, should they be successfully connected could also help to reduce the need to travel. Local provision and employment opportunities are likely to have an indirect positive impact depending on the implementation of appropriate infrastructure.</p> <p>On balance, it is considered that this site may have mixed minor positive and negative effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>The impacts from this site on the transport network needs to be established prior to development to ensure appropriate enhancements/ infrastructure can be incorporated.</i> <i>A full access and movement strategy, including implementation timetable, is developed to maximise connectivity to York via sustainable travel modes and behaviour. This should be agreed between relevant bodies, including the Highways Agency and CYC.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The infrastructure required for the settlement would be viable at the proposed scale of development on each site considered.</i> <i>The preliminary transport and access assessment has been undertaken by the site promoters remains valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of congestion as a result of this development and as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i> <i>The phasing and timescales for the appropriate infrastructure provision.</i>

Site 964 : Galtres Garden Village

A Objective	Sub-objective (Will the site...?):	Site 964		Commentary*
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<p>Reduce or mitigate greenhouse gas emissions from all sources;</p> <p>Plan or implement adaptation measures for the likely effects of climate change;</p> <p>Provide and develop energy from renewable, low and zero carbon technologies;</p> <p>Promote sustainable design and building materials that manage the future risks and consequences of climate change;</p> <p>Adhere to the principles of the energy hierarchy.</p>	+	-	<p>Likely Significant Effects</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles, the use of machinery and the embedded carbon in construction materials. Post development there is also likely to be emissions associated with the occupation of dwellings/other facilities and services and trips generated by the residents. It is reasonable to assume that these effects will be greater for the alternatives sites in comparison to the allocation given the increased scale of development. The potential increase in vehicles and vehicle movements may have cross boundary impacts as it is uncertain how much of these will be contained within York. There is also potential for the increased car use to exacerbate local congestion, particularly at peak times towards the direction of the University and city centre.</p> <p>The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services as well as open space.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. Any masterplanning of the site should therefore help to maximise the opportunities for using these renewable energy sources to help offset any impacts from the construction and occupation of the site in the future. This would need to be demonstrated through a Sustainability Statement and Low Carbon Energy Generation Strategy for the site.</p> <p>The significance of the impact will depend upon building regulations and implementation as well as the potential scale of development. However, overall there is an opportunity to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site however may continue to have a potentially negative impact.</p> <p>Overall, there is an opportunity for all of the sites to have a long-term positive impact by minimising the impacts of the site through the delivery of a low-carbon construction/energy generation strategy. Emissions from the construction and occupation of the site may continue to have a potentially negative impact and are likely to be relative to the scale of development.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The impacts resulting from trip generation to services, facilities etc is currently uncertain and will be determined through the masterplanning of the site.</i>

Site 964 : Galtres Garden Village

A Objective	Sub-objective (Will the site...?):	Site 964		Commentary*
				<ul style="list-style-type: none"> <i>The scale of effects as a consequence of residents is unknown.</i> <i>The package of mitigation measures to be incorporated into the scheme relies on further masterplanning.</i>
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	-	-	<p>Likely Significant Effects</p> <p>This site would need to incorporate and consider green infrastructure as set out by policies within the Local Plan, relating to their creation, preservation and enhancement.</p> <p>In relation to ecology, the main issue to consider are potential impacts on Strensall Common SAC, which although to the north, may receive adverse effects as a result of increased recreational pressure. In a previous 2016 Habitat Regulations Screening submission for a different site boundary, this concludes Likely Significant Effects from recreation, which is still relevant to this boundary.. Although this scheme is significantly different in scale and has also increased the amount of open space provision (including dedicated Country Park) but would still need to be considered in the Council's HRA process for recreational impacts and air quality. It is clearly necessary to understand whether likely significant effects can be excluded.</p> <p>The Phase 1 Habitat Survey undertaken in September 2017 on behalf of the site promoter identified the need for a number of surveys and therefore there are other potential ecological issues e.g. presence of barn owls, hedgerows, breeding/wintering birds, great crested newts, water vole, bats etc. Within that evidence, it is noted that bird species recorded in 2013/2014 (on the previous boundary but provided as information for the new boundary) includes lapwing, curlew and golden plover, which are birds associated with the Lower Derwent Valley SPA. Further work is necessary to understand any functional links to the LDV and requirements to avoid, mitigate or compensate for ecology.</p> <p>The site will also be required to include on-site provision of open space which could help for connecting with green infrastructure throughout the site. Different types of space should be provided to provide a diverse range of recreational opportunities. This would need to be commensurate to population and therefore it would be reasonable to expect the alternative boundaries to include more openspace than the allocation boundary. Similarly, the site should provide spaces for people to access and enjoy the natural environment.</p> <p>Overall this site is assessed as having a likely negative to significantly negative impact on this objective as further work is required to establish whether there are links or impacts to designated nature conservation sites.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Phasing of development should prioritise locations away from any areas identified to have high ecological interest to minimise disturbance and allow any ecological enhancement/mitigation to establish.</i> <i>A full Green Infrastructure Plan for the development should be developed, incorporating open space and a biodiversity management plan.</i> <i>Established hedgerows should be maintained where they function as wildlife corridors and foraging habitats.</i> <p>Assumptions</p>

Site 964 : Galtres Garden Village

A Objective	Sub-objective (Will the site...?):	Site 964	Commentary*
		<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="width: 45%; background-color: yellow;"></div> <div style="width: 45%; background-color: red;"></div> </div>	<ul style="list-style-type: none"> <i>A programme of further studies to be agreed between site promoters and CYC ecologists</i> <i>Initial ecological evidence referenced has been prepared on behalf of the site promoters and remains valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The implementation timescale of mitigation measures and their effectiveness in the long-term are uncertain. The scale and residual effects of development are therefore also uncertain.</i> <i>It is uncertain whether any mitigation measures will be required to minimise disturbance to bats or to enhance their habitat.</i>
<p>9. Use land resources efficiently and safeguard their quality.</p>	<p>Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.</p>	<p>- -</p>	<p>Likely Significant Effects</p> <p>This is a greenfield site. It is predominantly grade 3 agricultural land, which signifies it is high grade agricultural land. All of the boundaries would represent a significant loss of the land type within this area and would therefore have a negative impact on this objective. The alternatives represent larger boundaries and therefore a greater arable land take.</p> <p>The site has been used for agricultural purposes and therefore the risks of land contamination are considered to be low. Further ground investigations should be undertaken to confirm this. As part of the development of the site there will be a need to incorporate a variety of open space, including allotments. This would have a positive impact on this objective in the medium to long-term, subject to further masterplanning and implementation.</p> <p>On balance all of the sites have scored significantly negative due to it being a greenfield site and in an area of predominantly high grade agricultural land.</p> <p>Mitigation</p> <p><i>A full ground conditions survey will be required.</i></p> <p>Assumptions</p> <p><i>The terms and outcomes of any survey will be in discussion with appropriate officers at CYC.</i></p> <p>Uncertainties</p> <p><i>The implementation and scale of allotments provision is currently uncertain.</i></p>
<p>10. Improve water efficiency and quality.</p>	<p>Conserve water resources and quality; Improve the quality of rivers and groundwaters.</p>	<p>-</p>	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water’s Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water’s area, which identifies a deficit between supply and demand from 2018/19 is 2.67MI/d, increasing to</p>

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			<p>108.65M/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development in all cases should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective. It should be acknowledged that the scale of measures required will be commensurate to the size of the new community with the larger alternatives likely to require more measures in comparison to the allocation.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, the allocation and alternative sites have been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>n/a</i>
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<p>Promote reduction, re-use, recovery and recycling of waste;</p> <p>Promote and increase resource efficiency.</p>	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. Any development in this location would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill. It is reasonable to assume that the larger site alternatives would produce more waste and may require new local facilities.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of all of the sites are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>In order to maximise the reuse of materials and minimise landfill waste, the site should be incorporated into the citywide recycling</i>

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A Objective	Sub-objective (Will the site...?):	Site 964	Commentary*
			<p><i>schemes and occupants be encouraged to recycle as much as possible.</i></p> <p>Assumptions</p> <ul style="list-style-type: none"> <i>It is assumed that waste is processed according to the waste hierarchy during the construction and remediation phases.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of waste processed during the construction and remediation phases is unknown.</i>
12. Improve air quality.	<p>Reduce all emissions to air from current activities;</p> <p>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);</p> <p>Support the development of city wide low emission infrastructure;</p> <p>Improve air quality in AQMAs and prevent new designations;</p> <p>Avoid locating development where it could negatively impact on air quality;</p> <p>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users;</p> <p>Promote sustainable and integrated transport network to minimise the use of the car.</p>	-	<p>Likely Significant Effects</p> <p>There are no AQMAs adjacent to this site. However, the potential for increased congestion/ traffic flows associated with both construction and operational traffic, air quality levels should be monitored and managed as there are potentially large air quality implications for the arterial routes in towards the city. There is an AQMA around the city centre, which may be affected should travel increase towards the city centre. There may also be short-term adverse impacts arising from construction activities relating to, for example, on-site HGV movements, dust and emissions associated with the use of machinery. A full air quality impact assessment is therefore required.</p> <p>Further, proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Incorporating services and facilities within the site should help to ensure local provision within a short-distance. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of residents in the long-term.</p> <p>Overall the impact of this site could be negative subject to the implementation of further appraisal, mitigation and ensuring the occupants on site have sustainable travel behaviour</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Appropriate assessments undertaken to understand the traffic impact of the site to enable air quality mitigation measures to be appropriately identified.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Initial work to appraise air quality has been undertaken by the site promoters remains valid. A full air quality assessment will be undertaken alongside ongoing masterplanning of the site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>There is some uncertainty on the scale of impacts from development, which will be able to be more fully identified following masterplanning of the site.</i>

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A Objective	Sub-objective (Will the site...?):	Site 964	Commentary*
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs).	0	<p>Likely Significant Effects</p> <p>This development site is predominantly flood zone 1 which is an area of low flood risk. In addition, pluvial flooding and surface water management need to be considered. This site is a greenfield site and would require a run-off rate not exceeding existing runoff rates (in accordance with the Flood Risk Strategy). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose open space to minimise further flood risk as a result of any development. A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site.</p> <p>The allocation and alternatives have been assessed as having a neutral effect against this objective subject to further study.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i> <i>Ongoing flood risk management planning is undertaken and fed into the masterplan of the site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Initial flood risk and drainage assessment undertaken by the site developer remain valid.</i> <i>The development of the site would require mitigation for surface water.</i> <i>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage	- - 	<p>Likely Significant Effects</p> <p>The HIA identified minor harm in relation to heritage assets in this location. Historic field boundaries and Wisker Lane exist as shown on the First Edition OS plan across the site and there is an historic farmstead - Earswick Grange (now Wisker Farm) also dates to at least the mid 19th century although the quality/condition/survival of building is unknown. Development across this site will have a detrimental impact without mitigation on the rural nature of Wisker Farm and the other farmsteads across the site. Development may impact on the rural nature of Galtres Farm (modern) – located just outside the development area. Ridge and furrow may also exist across the site and further survey of this may be necessary.</p> <p>The HIA also identifies that development will have a detrimental impact on any surviving archaeological deposits and existing landscape features likely to date to the prehistoric and Romano-British periods. Further archaeological assessment would be required.</p> <p>Initial archaeological desk-top study undertaken by the site promoter concurs with the HIA as it identifies that there are records indicating</p>

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A Objective	Sub-objective (Will the site...?):	Site 964		Commentary*
	Topic Paper.			<p>prehistoric and Roman remains within the landscape surrounding the site. There is no evidence for modern activity within the site (e.g. quarrying or large-scale industrial works) that would preclude the presence of archaeological remains. As such, there is the potential for as yet unknown archaeological remains to be present on the site, most likely relating to the prehistoric or Roman periods. In order to further inform the assessment of the archaeological potential of the site a staged approach is recommended including desk based research, geophysical survey and trial trenching..</p> <p>On balance there is potential for this site to have a minor to significant negative impact on heritage assets and their setting.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In defining the development, the creation of strong identity of the site needs to be taken into consideration.</i> <i>Ridge and furrow should be preserved where well preserved.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Archaeological assessment referenced has been undertaken on behalf of the site promoter remains valid..</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>Further analysis is required to understand the specific views into/out of the site. This will need to feed into the masterplan of the site.</i>
15. Protect and enhance York's natural and built landscape.	<p>Preserve or enhance the landscape including areas of landscape value;</p> <p>Protect or enhance geologically important sites;</p> <p>Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.</p>	-	-	<p>Likely Significant Effects</p> <p>The landscape in this area is predominantly arable. The landscape of the area varies being interrupted and screened by dense hedgerows creating an historic enclosure landscape and the east primarily large fields with sparse hedgerows.</p> <p>The HIA identifies that there may be harm on landscape characteristics as a result of this site because development here will remove a substantial part of the countryside surrounding the city. This will have a detrimental impact upon York's landscape setting particularly when viewed from the ring road. Although the extent of the proposed garden village is predominantly pushed away from the A64, it is still likely to be perceived as an urban extension rather than a separate outlying village and therefore goes against the grain of the inherited pattern of settlements around York. These effects may be exacerbated if the site came forward in-combination with ST8.</p> <p>Whilst North Lane lends itself to the creation of a rural context for the proposed Galtres Village (although highway engineering would result in significant change to the character of this route) the distance between this site, the A64 and proposed allocation ST8 is very short. Consequently, as the viewer travels along the road network in this area, the proximity of Galtres village would be so close to ST8 that it could read as a further urban extension and encroachment into the countryside, rather than a separate village within a rural setting. This compounded especially as North Lane would be used as a direct link between the A64 and the outer ring road along which any development should seek to retain the rural character along the lane and protect the countryside setting. North Lane continues east of the ring road and is currently still rural in character. Whilst some screening could be used to mitigate effects, the A1237 is on a southwest trajectory at this point, thus rapidly pulling it away from the proposed allocation and its influence on the setting of the city as experienced from the ring road.</p> <p>The scheme includes a country park and a cycle route to Earswick. This would be of great value to the development and provide green links</p>

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A Objective	Sub-objective (Will the site...?):	Site 964	Commentary*
			<p>between the settlements of Earswick and Galtres, which would also be available to the residents of Earswick. It would provide wider access to the countryside although it is relatively small, so would only provide for the most immediate population. Development may have a detrimental impact on the rural nature of North Lane. Mitigation will be required to negate this impact.</p> <p>The Landscape Appraisal undertaken on behalf of the site promoter considers that there will be no significant effects on views of the York Historic Core and its context, nor significant effects on views from the Historic Core. Therefore there is no risk to the setting and special character of York as a historic city. Its also indicates that the Site and its landscape has the capacity to be integrated with the existing mosaic of settlements and intervening landscape structure locally for a potential housing development. They consider that:</p> <ul style="list-style-type: none"> • The Site is well contained by mature hedgerows and has limited openness, • Due to the enclosed nature of the site and existing permanent roadside boundaries and linear, existing open landscape corridors free of development and settlement coalescence, there is little current risk of unrestricted sprawl of existing adjacent settlements or expansion of the proposed development in the future. • Proposed boundary treatments around the site will assist in safeguarding the countryside from further encroachment. • The findings of views analysis indicate that the Site is very well contained and any potential housing development here will only be seen when in close proximity to the western and southern boundaries of the site and from along the A1237 road corridor. • The ZVI also indicates there will be views of the Site from the eastern fringe of Earswick and Huntington and Willow Grove to the north, although this would be from the rear of properties that are located on the eastern side of Strensall Road and also the southern side of Willow Road. This is due to the flat nature of the landform so views are reliant on the form and structure of the local landscape features. Consequently there will be limited impacts on the setting of Earswick and Huntington as a whole, or their setting and local character. • The new development will embrace the principal of Green Infrastructure with the creation of a Village Heart, linking to existing retained hedgerows, green corridors, water features/habitats and proposed open space and garden areas. <p>In general, any development in this location will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity. In order to masterplan appropriately therefore, the garden village concept needs to inform the development approach alongside a full landscape strategy to ensure loss or minor harm is minimised.</p> <p>This allocation site has been appraised to have a minor negative to significant negative impacts depending on the implementation of mitigation and treatment of the landscape.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • <i>To reduce the impact development of the rural character, any development scheme must incorporate appropriate buffering to the east and southern boundaries to reduce visibility of development.</i>

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A Objective	Sub-objective (Will the site...?):	Site 964	Commentary*
		<div style="display: flex; justify-content: center; align-items: center;"> <div style="width: 10px; height: 100%; background-color: yellow;"></div> <div style="width: 10px; height: 100%; background-color: red;"></div> </div>	<ul style="list-style-type: none"> • <i>Emerging masterplanning should incorporate the findings of the landscape appraisal to help minimise impacts in this location.</i> • <i>Full archaeological surveys are completed and, where applicable, inform the landscape masterplan to ensure the integrity of the deposits.</i> • <i>Views are identified and continued to be planned into ongoing masterplanning of the site.</i> • <i>High quality design and urban design is implemented to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</i> <p>Assumptions</p> <ul style="list-style-type: none"> • <i>The preliminary Landscape Appraisal has been completed on behalf of the site promoter remains valid.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> • <i>How the design responds to heritage issues is not likely to be known fully until the planning application stage.</i> • <i>The scale of effects will be determined through the masterplanning process and appropriate landscape strategy</i>
<p>Summary</p> <p>A significant positive effect has been recorded against objective 1 (housing) due to the significant provision of new dwellings and long term delivery of new facilities and objective 5 (equality) due to the inclusion of affordable housing and community services in a new local centre. Mixed minor/significant negative effects were also recorded for objectives 14 (cultural heritage) and 15 (landscape) due to potential impacts on archaeological deposits, heritage assets, rural setting and views and the scale of change.</p> <p>Objective 4 (jobs) was assessed as a minor positive effect due the potential to support local employers, job opportunities within the new local centre and provision of short term construction jobs.</p> <p>Objective 10 (water) was identified as a minor negative effect as a result of increased pressures on local water resources, as was objective 11 (waste) due to the overall increase in waste generation and objective 12 (air quality) due to the potential for increased congestion and deterioration of local air quality.</p> <p>A mixed minor positive and negative effect was recorded for objective 2 (health) due to the provision of open space and promotion of outdoor leisure activities, and the potential for long term noise impacts and air quality issues. Mixed minor negative and neutral effects were also identified for objective 3 (education and training) due the enhancement of trade skills and in relation to unknown educational capacity. Objective 6 (transport) was mixed minor positive and negative effects due to potential for accessibility but also exacerbation of congestion. Objective 7 (climate change) was also assessed as a mixed effect due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. Objective 8 (biodiversity), is identified as mixed minor to significant negative due to the potential impact on local, national and internationally designated sites and the uncertainty in relation to mitigation for this site boundary. A mixed minor negative/ minor positive effect was recorded against objective 9 (land use) due to the site being a mixed use development.</p> <p>A mixed neutral and uncertain effect was recorded against objective 13 (flooding) due to the expected low flood risk, which would be dependent on site layout and mitigation measures</p>			

Site 220 – West of Knapton

A Objective	Sub-objective (Will the site...?):	Site 220	Commentary
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	++	<p>Likely Significant Effects</p> <p>The site could provide around 234 dwellings which will make an important contribution to the overall housing stock of the City and the dwelling mix which allows for affordable housing in an area of need. Based upon policy H10, this site should provide 30% affordable housing as part of the development.</p> <p>There are no facilities within the village of Knapton. Only part of the site has access to some community facilities within 800m of the site. Further provision may be required but may be unlikely to be provided on site..</p> <p>Overall, the site will have a permanent significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Phasing of development should include the provision of facilities to ensure the population is provided for.</i> <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i> <i>The levels and type of community facilities that will be required</i>
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; 	+ -	<p>Likely Significant Effects</p> <p>Short-term construction noise has the potential to impact existing residents, although this would be temporary. In the longer term, a noise assessment would be required, as the site is adjacent to the A59, which has the potential to adversely affect new housing.</p> <p>The site is adjacent to existing residential areas. It is likely that there will be impacts on these areas for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site.</p> <p>Similarly there could be an impact on air quality, habitable rooms may need to be orientated away from the road, but also the increase in traffic from the proposed development could have an impact on health through air quality on a localised level. The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>This site is in agricultural use and therefore there is no existing openspace on site. Whilst there is some access to existing open space sny development would require the inclusion of open space for recreational purposes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. In order to achieve a long-term positive impact a variety of open space types would need to be designed into any development scheme to encourage a range of outdoor activities in a safe, local</p>

Site 220 – West of Knapton

A Objective	Sub-objective (Will the site...?):	Site 220		Commentary
	<ul style="list-style-type: none"> Ensure that land contamination/pollution does not pose unacceptable risks to health. 			<p>environment.</p> <p>This development should support walking and cycling within the site and given its suburban location it should connect to any existing routes within the vicinity to create sustainable pathways to existing neighbourhoods/facilities, which are located adjacent to the site.</p> <p>Given the site's agricultural use, contamination is likely to be low.</p> <p>On balance, it is anticipated that the impacts are likely to be minor positive and negative.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A land contamination assessment and a noise assessment should be conducted and the strategies should be implemented accordingly. Development of any facilities needs to be undertaken throughout the phasing of the site to ensure adequate provision for new residents. <p>Assumptions</p> <ul style="list-style-type: none"> Open space will be included in the development There will be a cycle path that links to the current network. <p>Uncertainties</p> <ul style="list-style-type: none"> The level and type of open space will be subject to masterplanning. If healthcare facilities would need to be included as part of any development. Impact of noise on the development
<p>3. Improve education, skills development and training for an effective workforce.</p>	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	?	<p>Likely Significant Effects</p> <p>The site has no educational facilities within 800m. The development could generate additional demand, requiring new build or expansion of existing facilities and the need for co-ordination with provision associated with other strategic sites in the vicinity. This would need to be established and pupils would need to commute.</p> <p>There would be construction and associated trade jobs required on site for the duration of construction works. This would have positive impacts in the short-medium term. The level of training and skills development in associated industries dependent upon employment practices in the companies that construct and occupy the development.</p> <p>This site has scored a minor positive and uncertain effect as a result of jobs but unknown educational capacity.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Provision of educational facilities would be in line with education policies in the Local Plan. <p>Assumptions</p> <ul style="list-style-type: none"> n/a

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A Objective	Sub-objective (Will the site...?):	Site 220		Commentary
				<p>Uncertainties</p> <ul style="list-style-type: none"> It is uncertain whether existing schools have capacity for new students or whether additional facilities would be required for the development.
<p>4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	+		<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. No longer term jobs are anticipated on site.</p> <p>The site has access to frequent and non frequent bus routes within proximity which would be positive for commuters.</p> <p>The site would predominantly provide housing which would support the overall workforce in York.</p> <p>This has been assessed as a minor positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a <p>Assumptions</p> <ul style="list-style-type: none"> None <p>Uncertainties</p> <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	+	-	<p>Likely Significant Effects</p> <p>Based upon policy H10, this site should provide 30% affordable housing as part of the development. This would make a positive contribution towards this objective in the long-term in meeting the identified affordable housing need, reducing homelessness and supporting equal access to housing.</p> <p>There is good access to York via frequent and non-frequent bus routes. Further connectivity into the existing urban area would need to be established to maximise accessibility.</p> <p>There are limited facilities within proximity of the site and only part of the site has access to some facilities. Given that the developable area is separated to the main urban area and that any development is not likely to enable new facilities, accessibility may be difficult.</p> <p>Overall this has been assessed as having a positive and negative effect on equality and access.</p> <p>Mitigation</p>

Site 220 – West of Knapton

A Objective	Sub-objective (Will the site...?):	Site 220		Commentary
				<ul style="list-style-type: none"> n/a <p>Assumptions</p> <p>Uncertainties</p> <ul style="list-style-type: none"> The facilities and services provided will be subject to masterplanning and occupation following development.
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	-	--	<p>Likely Significant Effects</p> <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development</p> <p>Car travel is inevitable to this development. The development is adjacent to the A1237 and could contribute to congestion in the area, particularly at peak times which already known to be congested.</p> <p>There is good access to York via frequent and non-frequent bus routes. Further connectivity into the existing urban area would need to be established to maximise accessibility. Although there is a cycle route within 530m, this site would need to implement enhancements to connect the site with the main urban area for pedestrian and cyclists. Given the site is separated from the main urban area, this is likely to be difficult.</p> <p>There are limited facilities within proximity of the site and only part of the site has access to some facilities. Given that the developable area is separated to the main urban area and that any development is not likely to enable new facilities, accessibility may be difficult. This may also promote use of the car.</p> <p>Overall, the effects are assessed as being minor positive provided that the most is made of these opportunities.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A transport assessment and travel plan would be required for the development. Sustainable transport links to existing pedestrian and cycle routes should be included. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The behaviour of future occupiers and their travel needs.
<p>7. To minimise greenhouse gases that cause climate change and deliver a</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects 	+	-	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p>

Site 220 – West of Knapton

A Objective	Sub-objective (Will the site...?):	Site 220	Commentary
<p>managed response to its effects.</p>	<p>of climate change;</p> <ul style="list-style-type: none"> Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	<p style="background-color: #90EE90; text-align: center;">Site 220</p>	<p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the 'Greenest city in the North' (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A sustainability and low carbon strategy should be implemented across the site to help minimise and manage negative impacts towards climate change. <p>Assumptions</p> <ul style="list-style-type: none"> The residential buildings will conform to Part L of the building regulations to ensure that dwellings are low carbon. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of inclusion of renewable energy sources in the development is uncertain.
<p>8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural 	<p style="background-color: #FFFF00; text-align: center;">?</p>	<p>Likely Significant Effects</p> <p>The site is greenfield and arable with established hedgerows.. Further ecological investigation would be necessary to understand potential impact on the site.</p> <p>This has been appraised to have an uncertain effects subject to further study.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Further ecological investigation would be required.. <p>Assumptions</p> <ul style="list-style-type: none"> n/a. <p>Uncertainties</p>

Site 220 – West of Knapton

A Objective	Sub-objective (Will the site...?):	Site 220	Commentary
	environment; <ul style="list-style-type: none"> Provide opportunities for people to access the natural environment. 		<ul style="list-style-type: none"> n/a
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	---	<p>Likely Significant Effects</p> <p>This is predominantly a greenfield site and is grade 1/3 agricultural land that would be permanently lost to development which would have a negative impact for this objective.</p> <p>The site has been used for agricultural purposes and therefore the anticipated risks of contamination are considered to be low. Further ground investigations are required.</p> <p>Provision of openspace could include allotments. This may have a positive impact in the long-term but is subject to masterplanning and implementation.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve</p>

Site 220 – West of Knapton

A Objective	Sub-objective (Will the site...?):	Site 220	Commentary
			<p>water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> • Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
<p>11. Reduce waste generation and increase level of reuse and recycling.</p>	<ul style="list-style-type: none"> • Promote reduction, re-use, recovery and recycling of waste; • Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. • The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> • n/a <p>Uncertainties</p> <ul style="list-style-type: none"> • The level of waste processed during the construction and any possible remediation is unknown.

Site 220 – West of Knapton

A Objective	Sub-objective (Will the site...?):	Site 220	Commentary
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The development is over 500m from the nearest AQMA. No effects on the AQMA are anticipated. An increase in traffic as a result of this development may have an impact on arterial roads linking back to York. Further assessment of this should be made in relation to air quality associated with transport as a result of development.</p> <p>Due to the increase in traffic movements and local congestion, a localised reduction in air quality is expected. Furthermore, any air quality issues on the A1237 may be exacerbated as a result of development, particularly at peak hours due to increased traffic. Residents may also be exposed to poor air quality due to the close proximity of the A1237. Consideration to the site design will need to be given to ensure that residences are set back from the carriageway and habitable rooms are orientated away from the roads where necessary.</p> <p>This is likely to have a minor impact on air quality. The significance of the effects may be greater subject to further understanding of vehicle movement.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that the development will adhere to air quality policies in the Local Plan.</i> <p>Uncertainties</p> <p><i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</i></p>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	0	<p>Likely Significant Effects</p> <p>The development is located in an area identified as being at low risk of flooding.</p> <p>Surface water management techniques such as sustainable drainage systems (SUDs) should be incorporated into the development in line with Local Plan policy ENV5. The site also must not allow outflow from ground water and/or land drainage to enter public sewers in line with policy ENV5. As a Greenfield site, run off must not exceed 1.4 l/sec/ha.</p> <p>For the above reasons, the site has been assessed as having a neutral effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> In order to mitigate surface water issues, the site should incorporate SUDs and other surface water management techniques.

Site 220 – West of Knapton

A Objective	Sub-objective (Will the site...?):	Site 220	Commentary
			<p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that surface water management features will be incorporated into the development. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	- -	<p>Likely Significant Effects</p> <p>The HIA identifies that the development of this site would have a a serious detrimental impact upon the compactness and the original linear form of Knapton. Furthermore, this area is adjacent to the A1237 and contributes to the open countryside and rural setting of York. Its development will adversely affect the rural character of this area surrounding the ring road and the views towards the urban fringes of York and therefore harm the historic setting of the city in this location.</p> <p>The lanes surrounding the proposed development site are probably medieval in date. Ridge and furrow may exist on part of the site but the condition of this is unknown. Ring ditch and pits recorded in the south-eastern corner quadrant of the site. Further development here may have a detrimental impact on any further surviving archaeological deposits</p> <p>An archaeological evaluation would be required to understand the archaeological potential on the site. Archaeological events have been recorded in this area. A desk-based assessment would be required followed by a programme of non-intrusive/intrusive work as agreed by city of York Council.</p> <p>This has been assessed as having a significant negative effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Archaeological assessment and evaluation will be required. Further setting, architectural and craftsmanship analysis and mitigation would be required. <p>Assumptions</p> <ul style="list-style-type: none"> Evidence used for the application in this location remains valid. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
15. Protect and enhance York's natural and built landscape.	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; 	- -	<p>Likely Significant Effects</p> <p>The HIA identifies that the development of this site would have a a serious detrimental impact upon the compactness and the original linear form of Knapton. Furthermore, this area is adjacent to the A1237 and contributes to the open countryside and rural setting of York. Its development will adversely affect the rural character of this area surrounding the ring road and the views towards the urban fringes of York and therefore harm the historic setting of the city in this location.</p>

Site 220 – West of Knapton

A Objective	Sub-objective (Will the site...?):	Site 220	Commentary
	<ul style="list-style-type: none"> Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 		<p>Development here will also change the relation of knapton village across the ring-road to the east. It would reduce the distance between Knapton and Northminster Business Park weakening the independent/identifiable character of the village. The distance between York and Northminster Business Park will also be reduced. Further development will diminish the remaining semi-rural view eastwards between Knapton and the main urban area.</p> <p>In general, the site will need to implement high quality design within its masterplanning to ensure that there is a positive outcome for architectural design. A poorly designed settlement or quality of building/craftsmanship could have minor harm on York in general. In addition, it is considered that any development which removes visible historic grain would be detrimental to the area. There is an opportunity however, for design to provide a distinctive place that reflects York's existing character whilst also creating an independent identity.</p> <p>Overall this site is likely to have a minor to significant negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Further landscape assessment and mitigating measures are required. <p>Assumptions</p> <ul style="list-style-type: none"> Evidence used for the application in this location remains valid. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a

Summary

A significant positive effect was identified for objective 1 (housing) due to the site's contribution to the overall housing stock of the City.

A significant negative effect was identified for objective 9 (land resources) due to the loss of agricultural land. Objective 14 (historic environment) and objective 15 (landscape) both score significant negatives as associated with a

A minor negative effect was identified for objective 10 (water efficiency and quality) given the uncertainty related to implementation of mitigation measures., objective 11 (waste) due to the increases in waste generation; objective

A mixed minor negative and minor positive effect was identified for objective 2 (health) as there may be impacts as a result of air quality and access, objective 4 (economy) given potential for jobs but lack of opportunities and objective 5 (climate change) given significant negative. A mixed minor positive and negative effect was identified for objective 7 (climate change) due to the potential for renewable energy mitigation measures. Objective 3 (education) also scores a mixed minor positive

the site's reasonable proximity to the City Centre with good transport links along the A59 bordering the site to the north and providing opportunities for sustainable travel for workers and shoppers and Objective 8 (green infrastructure)

Objective 13 (flood risk) as the site is located in an area identified as being at very low risk of flooding so is scored as neutral.

Uncertain effects are identified for objective 8 (biodiversity) given lack of knowledge.

Site 629 /861 – The Retreat, Heslington

SA Objective	Sub-objective (Will the site...?):	Site 629	Site 861	Commentary*		
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	++	++	<p>Likely Significant Effects</p> <p>The Retreat site 629/ 861 developabe area are the same and therefore could contain approximately 100 residential units from conversion of existing buildings and new build to create 150 dwellings. This will contribute to meeting the housing needs of the York population. Based upon policy H10, this site could provide 30% affordable housing as part of the development. This would make a positive contribution towards meeting the affordable housing need in the long term.</p> <p>Site 861 includes using some of the openspace for alternative uses.</p> <p>Due to the scale of the development, both sites will result in a significant positive effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Undertake assessment of the impact of new community facilities on Heslington. Include provision of new facilities at The Retreat if possible.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The number of dwellings is based upon the submission by the site promoter evidence base due to the unique assumptions on site.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The final number of homes and housing mix developed on this site will be subject to masterplanning and an associated planning application.</i> <i>It is uncertain whether the development will deliver additional new facilities.</i> 		
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle though access to leisure opportunities 	+	-	+	-	<p>Likely Significant Effects</p> <p>The development of sites would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>Site 861 is a larger parcel that contains the existing openspace.. The gardens of the site contain elements of designated open space which includes sports facilities including a cricket pitch, bowling green and tennis courts. The tennis courts have not been taken care of and have therefore degraded over time. Site 629 predominantly excludes these from consideration, which may be positive for retaining for future use.</p> <p>Site 869 incorporates part of Walmgate Stray. Walmgate Stray is a remnant of York's historic landscape. The Stray covers the marshy area of Low Moor and two sections either side of The Retreat. Low Moor is criss-crossed by informal paths and provides access to the natural environment.</p> <p>All of the site is within the draft Green Belt and Walmgate Stray wraps around the site. All of the site to the south of</p>

Site 629 /861 – The Retreat, Heslington

SA Objective	Sub-objective (Will the site...?):	Site 629		Site 861		Commentary*
	<p>(walking / cycling);</p> <ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 					<p>existing buildings is designated as part of Green Wedge C3 and the site is very important in contributing to the openness and feel of that green wedge as well as it playing an important role in terms of biodiversity. The mature trees to the east of the site are important and although there is an enclosure wall to the south of these, the area is open to the east. The wall returns around the burial ground.</p> <p>There is access to existing openspace on the site but more would need to be provided on-site commensurate to the scale of development. To maximise access, the site would need to incorporate a network of pedestrian and cycle routes to link with existing routes.</p> <p>This site is an existing healthcare facility, it is a hospital (C2) specialising in mental health. Site 862 would allow relocation of these uses on site where as 629 may promote loss or alternative location. Other healthcare facilities are accessible to the site.</p> <p>As a result of the above factors, a mixed minor negative and minor positive effect has been identified.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Connectivity through the development maximise pedestrian and cycle links are required. Openspace provision in line with policy requirements.. <p>Assumptions</p> <ul style="list-style-type: none"> N/A <p>Uncertainties</p> <ul style="list-style-type: none"> The final amount of open space available on the development is uncertain.
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	?	+	?	<p>Likely Significant Effects</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site and avoid increased pressure on existing facilities. This would be subject to policies set out within the Local Plan requiring educational provision.</p> <p>There are a variety of educational establishments within close proximity to the development, including a primary school within 400m of the site, and nurseries and secondary schools within walking distance. However the extent of additional capacity to accommodate students from the new development would need to be established. The University of York is also adjacent to the development site which could provide educational opportunities for students from the new development.</p> <p>In the short to medium term, construction and associated trade jobs would be generated throughout the construction stage of the development. The level of training and skills development opportunities would be dependent upon employment</p>

Site 629 /861 – The Retreat, Heslington

SA Objective	Sub-objective (Will the site...?):	Site 629	Site 861	Commentary*	
				<p>practices and market forces.</p> <p>It is therefore anticipated that there will be a minor positive and uncertain effect on this objective subject to educational capacity..</p> <p>Mitigation</p> <ul style="list-style-type: none"> Provision of educational facilities would be in line Local Plan policies. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that local schools would have capacity for additional students from the development. Assumed that the scale of the development does not warrant the inclusion of a new school. <p>Uncertainties</p> <ul style="list-style-type: none"> The number of students and their educational needs will only be fully determined upon the development's completion and occupation. 	
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon 	+	-	+	<p>Likely Significant Effects</p> <p>In the short to medium term, temporary construction jobs are expected to be generated through the development of the site. In the longer term, additional jobs may be generated at the development after the construction period as facilities or shops could be included.</p> <p>The site would provide housing for the workforce supporting the overall economy of York.</p> <p>The development is in close proximity to the University of York's transport hub, which could provide employment opportunities for residents of the new development. Proximity to the York park and ride plus reasonable public transport access would also support a flexible workforce able to contribute to the York local economy. Sustainable transport opportunities such as good cycle facilities would support the promotion of a low carbon economy.</p> <p>The site is an existing mental health hospital and therefore change of use could mean the loss of these facilities. However, in comparison to 629, site 861 would potentially allow areas for rebuilding the hospital as supported by the site promoter. This would be on existing openspace and would need to be balanced against other objectives. For economy however, this may be more positive than in comparison to 629.</p> <p>This is anticipated to result in a minor positive effect against this objective for site 861 and a mixed result for site 629 due to uncertainty about the current facilities..</p> <p>Mitigation</p> <ul style="list-style-type: none"> n/a

Site 629 /861 – The Retreat, Heslington

SA Objective	Sub-objective (Will the site...?):	Site 629		Site 861		Commentary*
	economy.					Assumptions <ul style="list-style-type: none"> relocation of the mental health facility could happen on-site under 861. Uncertainties <ul style="list-style-type: none"> The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon the works on-site.
5. Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	++		++		Likely Significant Effects <p>The development of the site may help address deprivation inequalities through the provision of affordable housing. Based upon policy H10, this site should provide 30% affordable housing as part of the development, which would make a long-term contribution towards the need for affordable accommodation.</p> <p>The site is close to existing facilities in Heslington village, the University of York and the city centre which would benefit any new local residents.</p> <p>There is existing access to a number of bus routes. Access to these facilities could be enhanced through creating pedestrian and cycle routes to the village centre. It is likely that this site could connect into this network to improve accessibility across the site.</p> <p>Overall this has been assessed as having a significant positive effect against this objective.</p> Mitigation <ul style="list-style-type: none"> Create pedestrian and cycle access routes to facilities in Heslington village. Assumptions <ul style="list-style-type: none"> Assumed that local services have the capacity to expand for new residents. Assumed that affordable housing would be incorporated into the development. Uncertainties <ul style="list-style-type: none"> N/A
6. Reduce the need to travel and deliver a sustainable integrated	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking 	+	-	+	-	Likely Significant Effects <p>The implementation of suitable infrastructure and sustainable travel modes will be critical in influencing residents travel</p>

Site 629 /861 – The Retreat, Heslington

SA Objective	Sub-objective (Will the site...?):	Site 629		Site 861		Commentary*
transport network.	and cycling to minimise the use of the car; <ul style="list-style-type: none"> Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 					<p>behaviour. This should be phased appropriately throughout the development to maximise positive impacts for this objective for the duration of the development</p> <p>Access could be taken off Heslington Road but Green Dykes Hill is very steep and has a sharp bend - there are concerns as to whether further access form here would be safe. Car access is inevitable into the site.. However a transport assessment and travel plan would be required to determine suitability for the volume of traffic generated. Additional traffic may negatively impact congestion at peak hours, particularly given the location adjacent to the University of York. .</p> <p>The development is in a location accessible for sustainable forms of travel, with good cycle facilities. There are good public transport links including frequent bus routes within 400m of the development, a Park and Ride bus stop and the train station is within cycling distance. The development is also close to the University of York transport hub. Sustainable travel can be promoted for residents to encourage uptake of these sustainable options.</p> <p>This has been assessed as a significant positive effect against this objective due to accessibility but also minor negative in relation to localised congestion.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A transport assessment and travel plan would be required to assess access to the site.</i> <i>Sustainable transport links to existing pedestrian and cycle networks would be required.A suitable internal layout would be required to maximise walking and cycling within the development.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>N/A</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The level of congestion as result of this development as a result of its occupation.</i> <i>The behaviour of future occupiers and their travel needs.</i>
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; 	+	-	+	-	<p>Likely Significant Effects</p> <p>A short-term increase in HGV movements, energy consumption and the embodied carbon of materials is expected to contribute to an increase in greenhouse gas emission during the construction stage.</p> <p>Once occupied, the increase in residential energy consumption will cause a rise in greenhouse gas emissions. In addition, emissions will also be generated from the extra traffic arising from the development. The number of resident trips may be reduced depending on the success and up-take of sustainable travel modes as well as the location of employment opportunities, local facilities and services and open space, the scale and location of which is currently uncertain.</p> <p>The Council aspire to be the 'Greenest city in the North' (City Vision 2030, 2016) and sustainable design and construction</p>

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SA Objective	Sub-objective (Will the site...?):	Site 629		Site 861		Commentary*
	<ul style="list-style-type: none"> Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 					<p>techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. The site should maximise the use of any renewable sources such as solar power, or ground source heat pumps in order to contribute further to this objective, which could be demonstrated through a sustainability and low carbon strategy for the development. The site should seek to optimise the layout of the site to make use of natural features/orientation in relation to solar gain.</p> <p>A mixed positive and negative effect has been determined for this objective due to the increase in greenhouse gas emissions and potential for renewable energy mitigation measures.</p> <ul style="list-style-type: none">
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	-	0	-	0	<p>Likely Significant Effects</p> <p>Part of the proposed development is on Greenfield land. It is also located within the draft Green Belt. There are no nationally or locally designated sites within or adjacent to the development.</p> <p>The site forms part of a district green corridor which may be affected by the development which extend southwards connecting to Heslington Tillmire at the most southerly end. Walmgate Stray is a remnant of York's historic landscape. It covers the marshy area of Low Moor and two sections either side of The Retreat. Low Moor is criss-crossed by informal paths. On the stray there is cattle which graze for part of the year.</p> <p>The Stray is identified in the Biodiversity Action Plan (Draft 2013) primarily as extensive corridors that form wedges of open space running into the city like the spokes of a wheel. They are essentially farmed landscapes that have been developed by grazing over '00's of years although many have been improved. They mainly comprise a mosaic of neutral to acidic grasslands, hedges, ponds and scrub. Their historical value as common grazing has protected them from agricultural intensification and conversion. Within the city itself they also include allotments, cemeteries and extensive grounds of places such as golf courses, the Retreat and St Joseph's Monastery. Priorities for wildlife enhancement include</p> <ol style="list-style-type: none"> i. Neutral/Acidic grassland ii. Ponds iii. Hedges iv. Scrub <p>Site 869 incorporates part of Walmgate Stray whilst site 629 is adjacent to it. Although there are existing paths and access, an increase in development may have adverse impacts on the Stray.</p> <p>Further ecological investigation would be required for this site to full understand the impacts of development. Consequently this site score a negative and uncertain against this objective and it is recognised that these effect could be</p>

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SA Objective	Sub-objective (Will the site...?):	Site 629		Site 861		Commentary*
						<p>significant subject to further work.</p> <p>Mitigation</p> <ul style="list-style-type: none"> N/A <p>Assumptions</p> <ul style="list-style-type: none"> N/A <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	--	+	--	+	<p>Likely Significant Effects</p> <p>This is a mixed Brownfield/Greenfield site. Part of the site is an existing buildings which are proposed to be converted. New build element would be n the greenfield parcel which is currently identified as openspacea associated with the Retreat.</p> <p>Development of the site is expected to result in a significant negative effect against this objective</p> <p>Mitigation</p> <ul style="list-style-type: none"> An assessment of land quality and any identified remedial work would be necessary. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <p>n/a</p>
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-		-		<p>Likely Significant Effects</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in</p>

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SA Objective	Sub-objective (Will the site...?):	Site 629	Site 861	Commentary*
				<p>accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, this has been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> • Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> • n/a
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> • Promote reduction, re-use, recovery and recycling of waste; • Promote and increase resource efficiency. 	-	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The occupants of the new dwellings will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p> <p>Due to the increases in waste generation with opportunities to increase reuse and recycling, a minor negative effect is anticipated for this objective.</p>

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SA Objective	Sub-objective (Will the site...?):	Site 629	Site 861	Commentary*		
				<p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown. 		
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; 	+	-	+	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The Northern section of the site is within 250m of the AQMA on Lawrence Street. An increase in traffic as a result of this development may have an impact on arterial roads linking back to York City centre, particularly along Hull Road. There may also be localised impacts as a result of congestion particularly relevant at peak hours due to the location of development adjacent to the University of York. Further assessment of this should be made in relation to air quality associated with transport as a result of development.</p> <p>Some effects may be mitigated through the location be accessible and therefore the uptake of non car mode, particularly walking and cycling may be high.</p> <p>Overall this site is assessed to have a potential minor negative and minor positive effects subject to understanding vehicles movements and localised congestion.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Assumed that the development will adhere to air quality policies in the Local Plan.</i> <p>Uncertainties</p>

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SA Objective	Sub-objective (Will the site...?):	Site 629	Site 861	Commentary*
	<ul style="list-style-type: none"> Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	0	0	<ul style="list-style-type: none"> <i>The scale of additional vehicle emissions and uptake of sustainable transport is not certain.</i>
13. Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	0	0	<p>Likely Significant Effects</p> <p>The site is located in flood zone 1 and is not identified as being an area of high flood risk. A flood risk assessment (FRA) would be required in line with policy in the Local Plan.</p> <p>Surface water management needs to be considered. This site is part brownfield and part greenfield and would require a run-off rate not exceeding existing run-off rates (in accordance with the Flood Risk Strategy). This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose open space to minimise further flood risk as a result of any development.</p> <p>The anticipated incorporation of sustainable drainage and lack of impact on flood risk has been assessed as a neutral effect against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A flood risk assessment should be undertaken for the site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>

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SA Objective	Sub-objective (Will the site...?):	Site 629	Site 861	Commentary*
14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	--	--	<p>Likely Significant Effects</p> <p>The site contains a number of listed buildings: Grade 2; The Retreat Hospital Heslington Road, Grade 2; Garrow House Heslington Road. Grade2;Summerhouse. All of the buildings on the site are within a conservation area. The conservation area is based on the openness of the area and the existing buildings and their setting. The north west corner is a designated Area of Archaeological Importance (AAI) which includes a Scheduled Ancient Monument - this is the mound which forms part of the civil war siege monument - SMR No. 287; Lamel Hill (Anglo-Saxon Tumulus). A small area to the north east (*62 parcel) also overlaps with the City Centre AAI. There is an Anglo/roman burial ground on site which is a huge cemetery the full extent of which is still unknown and runs underneath the existing buildings. There is also a burial ground which contains many Quakers including Joseph Rowntree.</p> <p>Development will have a detrimental impact on any archaeological features.</p> <p>The HIA identified the above heritage assets and states that modifications to none listed buildings would have to be sympathetic to the preservation of original features. Inappropriate development may impact upon their setting.</p> <p>Glimpses of The Minster may be possible from the elevated position of this site.</p> <p>Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the character of the Conservation Area and the architectural legacy of York in general.</p> <p>Development has potential to have a significant negative effects on this objects for both sites.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</i> <i>Further setting, architectural and craftsmanship analysis and mitigation would be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>N/a.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The quality of proposed architecture and craftsmanship for the residences is uncertain.</i>
15. Protect and enhance York's natural and built landscape.	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; 	--	--	<p>Likely Significant Effects</p> <p>All of the site is sensitive in terms of its impact on heritage and landscape. The area closest to the road has views of the Wolds and is prominent in how it can be perceived. The sports ground and area to the north form plateaus. Even though the site is walled the higher areas offer views in and out of the area which contribute to a sense of openness which needs</p>

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SA Objective	Sub-objective (Will the site...?):	Site 629	Site 861	Commentary*
	<ul style="list-style-type: none"> Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 			<p>to be preserved. All of the cemetery, sports facilities and burial ground form part of the setting of Walmgate stray. It would be impossible to retain the landscape character of the area if new buildings were added. The area to the south is not just one big field but contains many different elements, it merges with the adjacent university land and creates good landscape flow into this and grazing land. There could be some support for retaining and converting existing buildings to the North but it would be difficult to define a green belt boundary around this. The entire site is currently within the greenbelt and needs to remain so.</p> <p>The HIA identified that site 869 could result in openspace loss which is a characteristic of the site.</p> <p>This has been assessed as having a significant negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> It is not considered that the impacts of development can be mitigated in this location to avoid significant impacts. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
<p>Summary</p> <p>Due to overlap in boundaries, both sites score the same for the majority of the appraisal.</p> <p>Objective 1 (housing) is assessed as having a significant positive due to the number of potential new homes that will be delivered. A significant positive effect was also recorded against objective 5 (equality) due to the potential inclusion of affordable homes and access to local facilities. Similarly, objective 6 (transport) scored a mixed significant positive and minor negative due to the access to sustainable transport infrastructure but potential impact on congestion.</p> <p>Objective 14 (cultural heritage) and objective 15 (landscape) were also recorded as significant negative due to the potential impacts on The Retreat Conservation Area, heritage assets and landscape features. A mixed significant negative / positive effect was recorded against objective 9 (land use) due to the loss of greenfield land but also use of brownfield.</p> <p>A minor negative effect was determined against objective 8 (biodiversity) as a result requiring further assessment. Objective 10 (water) and objective 11 (waste) as a result of the increase in waste generation.</p> <p>A mixed minor positive and minor negative effect was determined against objective 2 (health) due to access to open space and outdoor activities in addition to temporary disturbance from construction noise, and against objective 7 (climate change) due to the potential to include renewable energy and the increased greenhouse gas emissions associated with construction and the residences. The same effects were also recorded against objective 12 (air quality) due to the expected uptake of sustainable transport which would reduce emissions to air along with the increase in construction emissions and residents' traffic.. Mixed positive and uncertain effects were identified for objective 3 (education and training) as a result of the provision of good educational opportunities but unknown capacity. Objective 4 (jobs) was assessed as a minor positive/ negative effect for site 629 and positive effect for 861 effect recognising that one may allow redevelopment of the existing sites.</p> <p>A neutral effect was also recorded against objective 13 (flooding) due to the low flood risk.</p>				

Site ref: 864 – Land to the north of Elvington Industrial Estate

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	<p>Likely Significant Effects</p> <p>The site north of Elvington Industrial Estate is identified as an employment allocation. As an employment site there are not expected to be any new dwellings on the development. This has therefore been assessed as having a neutral effect against this objective</p> <p>Mitigation n/a</p> <p>Assumptions n/a</p> <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
2. Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for 	-	<p>Likely Significant Effects</p> <p>The development of the site would be subject to policies within the Local Plan regarding provision of on-site open space, provision of community facilities, consideration for green infrastructure and sustainable travel modes.</p> <p>There is no access to doctors within 800m of the site although access to communities facilities may not be required as part of employment use.</p> <p>Provision of openspace is likely to be limited. It is anticipated however, that some amenity space included in the net:gross development ratio could be accommodated for the benefit of employees but this is uncertain.</p> <p>In the short term, construction noise may cause temporary disturbance to the adjacent industrial estate. This may be experienced for longer as a result of alternative in comparison to the allocation.</p> <p>It is anticipated that a minor negative effect will arise on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> A noise assessment and strategy would be required. <p>Assumptions</p> <ul style="list-style-type: none"> That the contaminated land assessment relates to the extent of land proposed for allocation. <p>Uncertainties</p>

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SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 		<ul style="list-style-type: none"> <i>n/a</i>
3. Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	<p>Likely Significant Effects</p> <p>In the short-medium term, construction and associated trade jobs would be generated throughout the construction of the development. It is reasonable to assume that alternative 1 may extend this into the long-term given it is for a large allocation.</p> <p>The level of training and skills development in associated industries would be dependent upon employment practices and market forces. There may also be longer term training opportunities available at the business on the completed development.</p> <p>It is therefore anticipated that there will be a minor positive effect on this objective.</p> <p>Mitigation <i>n/a</i></p> <p>Assumptions <i>n/a</i></p> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; 	++	<p>Likely Significant Effects</p> <p>The development is expected to generate around 258-1503 long term jobs, which would have a significant benefit for employment and economic growth.</p> <p>It is considered that the range of uses proposed for this site (B1b/B1c/B2/B8) will not detract from the city centre and may offer expansion to existing uses on the business park.</p> <p>Temporary construction jobs would also be generated as a result of the development of the site.</p> <p>Development of the site has been assessed as a significant positive effect on this objective.</p> <p>Mitigation <i>n/a</i></p> <p>Assumptions <i>n/a</i></p> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The number of construction and associated jobs to be provided as well as their timescales is uncertain and will be dependent upon</i>

Site ref: 864 – Land to the north of Elvington Industrial Estate

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Support existing employment drivers; Promote a low carbon economy. 		<p><i>the works on-site.</i></p>
<p>5. Help deliver equality and access to all.</p>	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	<p>Likely Significant Effects As the development is envisaged for industrial and distribution use there is not anticipated to be new services or facilities included in the development. As such, this has been determined as a neutral effect on this objective.</p> <p>Mitigation <i>n/a</i></p> <p>Assumptions <i>n/a</i></p> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>6. Reduce the need to travel and deliver a sustainable integrated transport network.</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; 	--	<p>Likely Significant Effects The size of the employment development is likely to generate additional car journeys and HGV movements, which could result in additional peak hour traffic follow onto the surrounding highway network. There is no access to frequent or non-frequent bus routes in vicinity of this site. It is considered that there are limited public transport options to enable a modal shift enough to minimise use of the car. Pedestrian links and cycle routes are also limited. As such it is anticipated that there will be reliance upon travelling to the site by private car. A significant negative effect is therefore anticipated for both sites given limited sustainable access and reliance on car trips.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A Travel Plan should be prepared for consideration as part of any planning application submission.</i> <i>Opportunities to make the site and new buildings suitable for cyclists e.g. cycle stands and showers should be incorporated into the</i>

Site ref: 864 – Land to the north of Elvington Industrial Estate

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
	<ul style="list-style-type: none"> Improve congestion. 		<p><i>design.</i></p> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Improvements to the bus network do not improve over time.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>
<p>7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.</p>	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	---	<p>Likely Significant Effects</p> <p>An increase in greenhouse gas emissions is anticipated during construction due to an increase in HGV movements, energy consumption for construction and the embodied carbon of materials.</p> <p>The size of the employment development may also generate additional car journeys which could result in additional peak hour traffic follow onto the surrounding highway network.</p> <p>The location is identified as being remote from bus routes (both frequent and infrequent) and cycle paths. As such it is anticipated that there will be a reliance upon travelling to the site by private car.</p> <p>The Council aspire to be the Greenest city in the North (City Vision 2030, 2016) and sustainable design and construction techniques should be used to help ensure that new development minimises emissions. The size of the site could enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies. The design and construction of buildings will be subject to building regulations which will require increasingly higher levels of sustainability to meet Government progress towards emissions. Development should use the BREEAM standards to achieve a high quality construction and sustainable outcome to minimise/offset effects.</p> <p>A significant negative effect is therefore anticipated for climate change given the remoteness of the site to sustainable transport and resultant need to travel by car.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A Travel Plan should be prepared for consideration as part of any planning application submission.</i> <i>Opportunities to make the site and new buildings suitable for cyclists e.g. cycle stands and showers should be incorporated into the design.</i> <i>Use BREEAM to ensure construction of buildings is high quality and sustainable.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>Government standards for buildings will continue to apply.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The scale of renewable energy feasible on site is uncertain.</i>

Site ref: 864 – Land to the north of Elvington Industrial Estate

SA Objective	Sub-objective (Will the site...?):	Effect	Commentary*
8. Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	- --	<p>Likely Significant Effects</p> <p>There is limited information available on the ecological status of the site, but it is an area of arable land with the potential for wildlife and would require a habitat survey. There is particular potential for barn owls.</p> <p>The Lower Derwent Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Special Area of Conservation (SAC) is located within 2000m of the site. The area is designated due to the freshwater habitats and flood meadows. Development of a large-scale may have significant effects on these designations should there be functional links associated between the location and the designations or as a result of potential recreational impacts from development. Further would need to be undertaken as part of a Habitat Regulation Assessment to understand potential impacts.</p> <p>Further work would be required to fully establish the biodiversity value of the site.</p> <p>As a result, this has been assessed as having a minor to potentially significant negative effects against this objective subject to further assessment.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>A Phase 1 habitat survey is required, which should include assessment for Barn Owls.</i> <i>Any high-quality mature trees and hedgerows identified on site should be retained and incorporated into the development.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <p><i>Impacts on the nearby designated nature conservation sites.</i></p>
9. Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral 	--	<p>Likely Significant Effects</p> <p>This is a greenfield site. The proposed site is an area of agricultural land (Grade 3) and would be permanently lost to development which would have a negative impact for this objective..</p> <p>The site has been used for agricultural purposes and therefore the anticipated risks of contamination are considered to be low. Further ground investigations are required.</p> <p>Development of the site is expected to result in a significant negative effect against this objective due to the loss of agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>An assessment of land quality and any identified remedial work would be necessary.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p>

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	resources and encourage their efficient use.		<ul style="list-style-type: none"> n/a
10. Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	<p>Likely Significant Effects</p> <p>The development is not located in a groundwater Source Protection Zone or within 250 of any watercourses.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. Yorkshire Water's Water Resources Management Plan 2014 has weighed up the demand and supply of water for the forthcoming 25 years until 2039/40. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with Building Regulations. York lies within the Grid SWZ zone within Yorkshire Water's area, which identifies a deficit between supply and demand from 2018/19 is 2.67Ml/d, increasing to 108.65Ml/d by 2039/40. A range of solutions are proposed to ultimately meet the forecast supply demand deficit in the Grid SWZ as well as development of existing or new assets. The options selected include leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency. As the plan period stretches out, there is less certainty with regard to the mix of measures to be used and they are also likely to be revised in the next WRMP, to be adopted in 2019.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to also mitigate impacts on this objective.</p> <p>The sustainability statement accompanying a development proposal/masterplanning should demonstrate how measures to conserve water have been incorporated to ensure that development makes a positive contribution to this objective in the long-term. A preliminary sustainability statement should outline that any development would promote rainwater harvesting and grey water systems.</p> <p>Ultimately through design and the WRMP, the increase in demand should be accommodated but given the potential impacts, both sites have been assessed as having a negative impact on this objective given the uncertainty related to implementation of mitigation measures.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Water efficiency measures should be incorporated into the design and layout of the site to minimise use of resources. <p>Assumptions</p> <ul style="list-style-type: none"> Yorkshire Water Resources Management Plan (WRMP)(2014) delivers measures to minimise the deficit between demand and supply through their mitigation measures. <p>Uncertainties</p> <ul style="list-style-type: none"> n/a
11. Reduce waste generation and increase level of reuse and recycling.	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	<p>Likely Significant Effects</p> <p>Construction activities would result in the generation of waste, some of which may be disposed of to landfill. Appropriate waste management during construction could support the reuse and recovery of various waste streams. Take back schemes during construction could also help promote resource efficiency.</p> <p>The businesses will also give rise to additional waste generation. Waste reduction and recycling should be promoted on site to reduce the overall impact.</p>

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			<p>Despite the opportunities for re-use and recycling, development will lead to an increase in the overall volume of waste produced so has been assessed as a minor negative against this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Waste arising from construction activities and any remediation of the site should be processed according to the waste hierarchy as far as possible, and any opportunities for reuse or recycling utilised. The site should be incorporated into the citywide recycling schemes and occupants be encouraged to recycle as much as possible. <p>Assumptions</p> <ul style="list-style-type: none"> n/a <p>Uncertainties</p> <ul style="list-style-type: none"> The level of waste processed during the construction and any possible remediation is unknown.
12. Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could 	-	<p>Likely Significant Effects</p> <p>During the construction phase, an increase in air emissions is anticipated from additional HGV movements and the use of plant and equipment on site.</p> <p>The closest AQMA is located over 500m away from the site, however this has the potential to be affected by the additional traffic generation from the completed development.</p> <p>Proposals for development of the site should adhere to policies within the Local Plan to mitigate impacts on air quality through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel/non-car modes of travel, particularly for short journeys. Also, the site masterplanning will need to demonstrate that pedestrian and cycle paths are incorporated to help encourage walking and cycling. The scale of effects will be related to the success and up-take of low emissions solutions on the site as well as sustainable travel behaviour of the workforce in the long-term.</p> <p>There is a lack of sustainable travel options available to future occupiers of the employment site. In conjunction with Local Plan policies to promote sustainable transport, it is assumed that car use will be minimised where possible to reduce transport emissions.</p> <p>Overall a negative effect is anticipated for both sites due to the increase in construction emissions and lack of sustainable options..</p> <p>Mitigation</p> <ul style="list-style-type: none"> An air quality assessment would be required to understand the potential impacts and to enable mitigation measures to be put in place. <p>Assumptions</p> <ul style="list-style-type: none"> Assumed that the development will adhere to air quality policies in the Local Plan. <p>Uncertainties</p> <ul style="list-style-type: none"> The scale of additional vehicle emissions and uptake of sustainable transport is not certain.

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	<p>result in negative impacts on the health of future occupants/users;</p> <ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 		
<p>13. Minimise flood risk and reduce the impact of flooding to people and property in York.</p>	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SUDs). 	<p>0</p>	<p>Likely Significant Effects</p> <p>This development site is predominantly flood zone 1 which is an area of low flood risk. Surface water management will need to be considered. This site is a greenfield site and would require a run-off rate no higher than existing rates on site in accordance with the Strategic Flood Risk Assessment. This should be accommodated through the incorporation of sustainable drainage (SUDs) techniques with enough land identified for this purpose. Where practicable, this could be co-located within multi-purpose openspace to minimise further flood risk as a result of any development.</p> <p>A full Flood Risk Assessment for this development will be required to more fully understand the impacts of development on this site. The impact on this objective has been identified as positive given that there are no areas of high flood risk.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>In order to mitigate surface water issues, the site is required to adhere to policy regarding surface water management and the incorporation of SUDs.</i> <i>Ongoing flood risk management planning is undertaken and fed into the masterplan of the site.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>The development of the site would require mitigation for surface water.</i> <i>Flood risk and surface water management is agreed with CYC and associated bodies, where applicable.</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>

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14. Conserve or enhance York's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the special character and setting of the historic city as identified in the Heritage Topic Paper. 	- 0	<p>Likely Significant Effects</p> <p>The HIA indicates that development of this site is unlikely to have an impact on the urban form or any landmarks in Elvington. Inappropriate scale or low quality architecture/craftsmanship could have a detrimental effect on the architectural legacy of Elvington and York in general and development will have a detrimental impact on any surviving archaeological deposits which may exist on the site. Archaeological potential is currently unknown, as such further analysis is required.</p> <p>The impact on this objective is currently assessed as a neutral to minor negative.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Archaeological assessment and evaluation will be required.</i> <i>Further setting, architectural and craftsmanship analysis and mitigation would be required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>None</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>The quality of proposed architecture and craftsmanship for the employment buildings is uncertain.</i>
15. Protect and enhance York's natural and built landscape.	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value; Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	- 0	<p>Likely Significant Effects</p> <p>The HIA indicates that development of this site is unlikely to have an impact on the landscape and setting of Elvington. However, development will have a minor impact on the compactness of the village of Elvington and inappropriate scale or low quality architecture/craftsmanship could have a detrimental effect on the architectural legacy of Elvington and York in general. Further information/analysis required and mitigation required.</p> <p>The impact on this objective is currently assessed as a neutral to minor negative.</p> <p>Mitigation</p> <ul style="list-style-type: none"> <i>Further landscape assessment and mitigating measures are required.</i> <p>Assumptions</p> <ul style="list-style-type: none"> <i>n/a</i> <p>Uncertainties</p> <ul style="list-style-type: none"> <i>n/a</i>

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<p>Summary</p> <p>A significant positive effect was identified for objective 4 (jobs) as this site will contribute to the overall stock of premises available for businesses in the city.</p> <p>Significant negative impacts are assessed for objectives 6 (sustainable transport) and 7 (climate change) due to the lack of public transport options close to the site. Objective 9 (land use) is also a significant negative because it is Greenfield land that is being developed.</p> <p>Objective 3 (skills and education) is a minor positive because of the training opportunities that will arise both during construction and occupation of the site.</p> <p>Objectives 10, 11 and 12 (water, waste and air quality) are all assessed as minor negative because occupation of new premises by business will inevitably consume more resources, generate more traffic locally and produce greater volumes of waste / pollution.</p> <p>Objective 1 (housing) is neutral because the site is being allocated for commercial use, as is objective 5 (equality and access) because the end use for industry and distribution will have no impact on the provision of services. Objective 13 (flood risk) is also neutral as the site is in an area of low flood risk.</p> <p>Minor negative effect was indentified for objective 2 (health and wellbeing) due to the lack of local open space and temporary pollution during construction.</p> <p>Objectives 14 and 15 are both mixed neutral and minor negative because appropriately scaled, high quality development following an archaeological survey will not be harmful to the historic landscape or setting of Elvington.</p> <p>Objective 8 (biodiversity) is both minor and significant negative as the sites proximity to the Lower Derwent SSSI makes harmful impacts on ecology (during both construction and occupation) likely.</p>			