

# Poppleton Neighbourhood Plan

Strategic Environmental Assessment  
Environmental Report (further consultation)

Poppleton Neighbourhood Plan Group

March 2017

## Quality information

### Prepared by



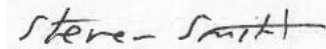
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## Revision History

Revision	Revision date	Details	Authorized	Name	Position
2	October 2016	Updated SA Report for Regulation 15 submission to City of York Council		Alexander White	Associate Director
3	March 2017	Updated Environmental Report to address examination clarifications.		Alexander White	Associate Director

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## 1. Introduction

AECOM is commissioned to undertake the strategic environmental assessment (SEA) in support of the emerging Poppleton Neighbourhood Plan ('the PNP'). Nether Poppleton Parish and Upper Poppleton Parish consist of two old village cores, which have coalesced to form one community. As such, the two parish areas are subject of the Neighbourhood Plan. In this context, The Neighbourhood Plan group is comprised of councillors from both Nether Poppleton Parish Council and Upper Poppleton Parish Council.

The PNP, once adopted, will present planning policy and guidance for the neighbourhood area. The Current City of York draft Local Plan Fourth Set of Changes was approved for Development Control Purposes at a meeting of the City of York Council (CYC) on 12th April 2005. The PNP is being prepared in the context of the context of the emerging City of York Local Plan. The Local Plan will, when adopted, provide a strategic framework for how future development across the City of York will be planned and delivered and will be fully compliant with the National Planning Policy Framework (NPPF).

Until such time as the City of York is adopted, there is a range of relevant planning policy applicable. The saved Yorkshire and Humber RSS policies referring to York's Green Belt, including the associated proposals map sets the strategic context for the general extent of the Green Belt around York to six miles from the city centre. As part of the new Local Plan, City of York will be defining the detailed Green Belt boundary around the city for the first time.

In the context of Neighbourhood Planning, this provides scope for the PNP to meet community aspirations for the Neighbourhood Area whilst also helping to deliver the Local Plan's main objectives i.e. housing, employment and good transport links for the City. The City of York Council and Historic England have advised that the PNP has the potential to create significant effects; consequently, the PNP has been 'screened in' and therefore requires an SEA.

### 1.1 SEA explained

It is a requirement that SEA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which transpose the SEA Directive (2001/42/EC) into national law.

In-line with the SEA Regulations, and the National Planning Practice Guidance (NPPG), a report (known as **the environmental report**) must be published for consultation alongside the draft plan (i.e. pre-submission) that assesses the likely significant effects of implementing 'the plan, and reasonable alternatives'.<sup>1</sup> The report must then be taken into account, alongside consultation responses, when finalising the plan.

More specifically, the report must answer the following **three primary questions**:

1. What has Plan-making / SEA involved **up to this point**?
  - (i) Including with regards to consideration of 'reasonable alternatives'.
2. What are the SEA findings **at this stage**?
  - (ii) i.e. in relation to the draft plan.
3. What happens **next**?
  - (iii) What steps will be taken to finalise the plan?
  - (iv) What measures are proposed to monitor plan implementation?

#### 1.1.1 Environmental report

This environmental report ~~will be~~ [was](#) consulted on alongside the pre-submission Neighbourhood Plan. ~~In order to direct responses on the SEA, we have included consultation questions in blue boxes throughout the report. Consultees are also welcome to comment on other aspects of the environmental report as they see fit.~~ [Consultees' comments are set out in Appendix F.](#)

[The National Planning Practice Guidance \(paragraph 41\) sets out that "The environmental report will not necessarily have to be amended if the neighbourhood plan is modified following responses to consultation." Only where the plan is substantially altered might an update be required. In the case of Poppleton, the Plan](#)

<sup>1</sup> Regulation 12(2)

[has not been substantially altered but nonetheless the Environmental Report has been updated to reflect comments received on the second Regulation 14 consultation, changes made to the Plan prior to submission to City of York Council and comments received on the Regulation 16 version consulted on by CYC. Where text has been added it is highlighted by a blue colour and underline formatting. Where deletions have occurred, they are in strikethrough text.](#)

## 1.2 This Environmental Report

This document is the environmental report for the Nether with Upper Poppleton Neighbourhood Plan. Each of the three SEA questions above, are answered in turn below.

Before answering Question 1, however, there is a need to set the scene further by answering two initial questions (i.e. What’s the plan seeking to achieve? and What’s the scope of the SEA)?

**Table 1** explains more about the regulatory basis for answering certain questions within the environmental report.

**Table 1: Question answered by this environmental report, in-line with Regulatory<sup>2</sup> requirements**

Regulatory questions	As per regulations... the environmental report must include
What’s the plan seeking to achieve?	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
What’s the scope of the SEA?	<p>What’s the sustainability context?</p> <p>Relevant environmental protection objectives, established at international or national level</p> <p>Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance</p>
	<p>What’s the sustainability baseline?</p> <p>Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan</p> <p>The environmental characteristics of areas likely to be significantly affected</p> <p>Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance</p>
	<p>What are the key issues and objectives that should be a focus?</p> <p>Key environmental problems / issues and objectives that should be a focus of (i.e. provide a ‘framework’ for) assessment</p>
What has plan-making / SEA involved up to this point? [See Part 1, below]	<p>Outline reasons for selecting the alternatives dealt with (and thus an explanation of the ‘reasonableness’ of the approach)</p> <p>The likely significant effects associated with alternatives</p> <p>Outline reasons for selecting the preferred approach in-light of alternatives assessment / a description of how environmental objectives and considerations are reflected in the draft plan</p>
What are the SEA findings at this current stage? [See Part 2, below]	<p>The likely significant effects associated with the draft plan</p> <p>The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the draft plan</p>
What happens next? [See Part 3, below]	A description of the monitoring measures envisaged

N.B. The right-hand column of the table does not quote directly from the Regulations. Rather, it reflects a degree of interpretation. This interpretation is explained in **Appendix A** of this report. Also, **Appendix B** presents supplementary information (in the form of a checklist) to further explain how/where regulatory requirements are met within this report.

<sup>2</sup> Environmental Assessment of Plans and Programmes Regulations 2004

## 1.3 What is the Plan seeking to achieve?

### 1.3.1 The Plan Vision and Objectives

The policies from the PNP will be applied, in conformity with the emerging City of York Local Plan, when determining planning applications in the Poppleton Neighbourhood Area (See **Figure 1**) up until 2036 with a view to achieving a vision for the area. This vision is stated as:

*~~“The Plan’s vision has been developed through community consultation and evidence gathering. The priority of the community is to secure and enhance the quality of life alongside encouraging new opportunities for growth in ways that do not undermine the character and distinctiveness of the landscape and historic settlements.~~*

*~~Nether and Upper Poppleton are two villages that have coalesced to form a distinctly quintessential English village. It is a community, with a place identity, shared green spaces, community activities a history of friendliness and caring. Much of the Parished area is highly productive farmland. The Settlement of Poppleton must retain its character as a village on the outskirts of the historic City of York.~~*

*~~This is reflected in the sustainability of the settlements of the villages and it is what the Parishes of Nether and Upper Poppleton would wish to see developed on the brownfield area at the Former British Sugar Site (FBSS) reflecting a mix of housing that supports young, aspiring house owners and the elderly who may wish to downsize but remain close to their community links.~~*

*~~Within Nether and Upper Poppleton designated parish area sustainability means the development of proposals that this Neighbourhood Plan seeks to promote”~~*

*Nether and Upper Poppleton are two villages that have coalesced to form a distinctly quintessential English Village, with the right array of facilities, amenities and transport links. It is a desirable place to live, work, raise a family and retire to. This is because first and foremost it is a community, with a place identity, shared green spaces, good schools, shops, churches, clubs and most importantly a history of friendliness and caring. These are just some of the key words given by the residents when a questionnaire was analysed by experts in connection with the Neighbourhood Plan for Poppleton.*

*The Settlement of Poppleton must retain its character as a village on the outskirts of the historic City of York.*

*This is reflected in the sustainability of the settlements of the villages and it is what the Parishes of Nether and Upper Poppleton would wish to see developed on the brownfield area at the Former British Sugar Site (FBSS) reflecting a mix of housing that supports young and elderly.*

*Within Nether and Upper Poppleton designated parish area sustainability means the development of proposals that this Neighbourhood Plan seeks to promote by:*

*Building a mix of housing on allocated sites, particularly ST1(CYC unadopted Local Plan reference), with the correct amenities to allow communities to develop*

*Protecting ALL agricultural land and green belt land from inappropriate development and retain its growing potential and open character*

*Ensuring that houses are not built as schemes that see one size fits all, stratify the housing types to match the needs of people at different stages of their housing life cycle and hence build communities and cohesion.*

*Ensuring that any housing developments within the historic villages of Nether and Upper Poppleton are commensurate with the setting in terms of building materials, layout and garden space as set out the in the Village Design Statement ( 2003)*

*Making sure that further business park developments are maintained within the current locations.*

*Ensuring that historic views of the York and the Minster in particular are retained.*

*Ensuring that appropriate transport links are in place so that the village is not a continual rat-run used to avoid congestion on the A 1237 Outer Ring Road*

*Ensuring that there are safe cycle/pedestrian shared spaces within the village and connecting to the City of York to promote healthy living for all*

This vision will be achieved through a series of objectives which are outlined below:

- ~~*“Building a mix of housing on allocated sites, particularly ST1 with the correct amenities to allow communities to develop*~~
- ~~*Protecting ALL agricultural land and green belt land from inappropriate development and retain its growing potential and open character*~~
- ~~*Ensuring that houses are not built as schemes that see one size fits all, stratify the housing types to match the needs of people at different stages of their housing life cycle and hence build communities and cohesion.*~~
- ~~*Ensuring that any housing developments within the building line of the historic villages of Nether and Upper Poppleton are commensurate with the setting in terms of building materials, layout and garden space as set out the in the Village Design Statement ( 2003)*~~
- ~~*Making sure that further business park developments are maintained within the current locations.*~~
- ~~*Ensuring that appropriate transport links are in place so that the village is not a continuous rat-run used to avoid congestion on the A 1237 Outer Ring Road*~~
- ~~*Ensuring that there are safe cycle/pedestrian shared spaces within the village and connecting to the City of York to promote healthy living for all.”*~~



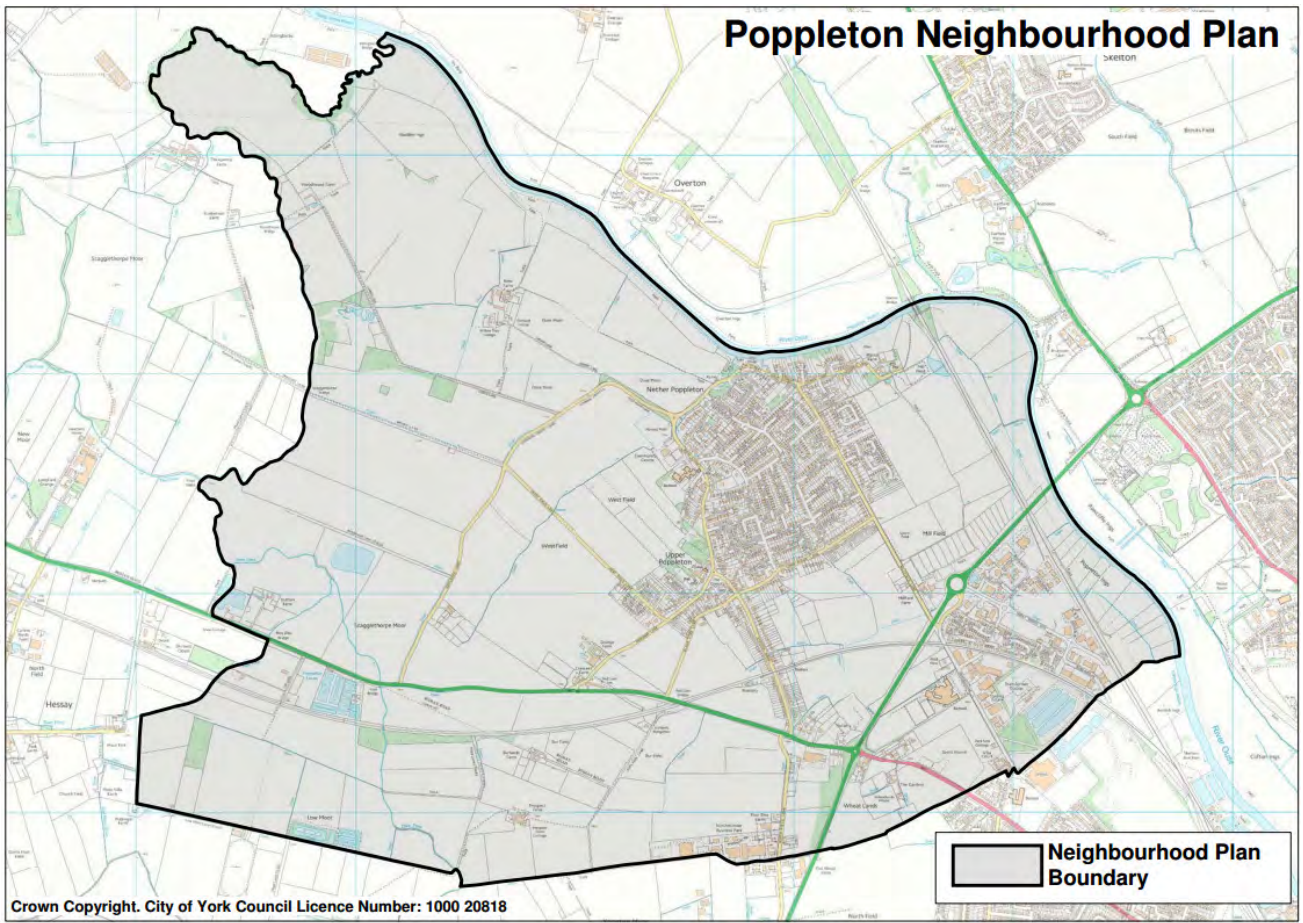


Figure 1: Poppleton Neighbourhood Plan Boundary<sup>3</sup>

<sup>3</sup> Poppleton Plan Group [online] available at: <http://plan4poppleton.co.uk/maps/>

## 2. What is the scope of the SEA?

### 2.1 Introduction

The aim here is to introduce the reader to the scope of the SEA, i.e. the issues / objectives that should be a focus of (and provide a broad methodological framework for) SEA. Further information on the SEA scope – i.e. a more detailed review of issues/objectives as highlighted through a review of the ‘context’ and ‘baseline’ - is presented in **Appendix C**.

#### 2.1.1 Consultation on the Scope

The SEA Regulations require that: “When deciding on the scope and level of detail of the information that must be included in the [SEA] Report, the responsible authority shall consult the consultation bodies Natural England, Historic England and the Environment Agency<sup>4</sup> by reason of their specific environmental responsibilities, [the consultation bodies] are likely to be concerned by the environmental effects of implementing plans.” A scoping report was published for consultation in 2015. All comments received on the SEA scope have been taken into account and are reflected in the current SEA scope where applicable.

The scoping report suggested that the air quality topics could be scoped ‘out’ of the assessment. No comments were received during consultation that suggested that this should be scoped in so it has now been excluded from the SEA Framework.

CYC suggested that waste management and water resources could also be scoped out, which if reflected in the SEA Framework.

### 2.2 Key Objectives

Listed in **Table 2** under a series of broad topic headings are the sustainability objectives established through SEA scoping, i.e. in-light of context/baseline review and consultation. Taken together, this list of objectives provides a methodological ‘framework’ for SEA.

**Table 2: SEA Framework**

SEA topic	SEA Objective	SEA sub-objectives (will the draft Plan...)
Biodiversity	Protect and enhance all biodiversity and geological features	Support continued improvements to the green infrastructure
		Support and enhance the biodiversity in the woodland areas
		Achieve a net gain in biodiversity
		Preserve and protect the green infrastructure for rare and protected breeding species.
Climatic factors	Promote climate change mitigation in the Neighbourhood Area	Limit the increase in the carbon footprint of the plan area from population growth?
		Promote the use of sustainable modes of transport, including walking, cycling and public transport and reduce the need to travel?
		Increase number of new developments meeting sustainable design criteria?
		Generate energy from low or zero carbon sources?
		Reduce energy consumption from non-renewable resources?
		Support the resilience of the Poppleton Parishes to the potential effects of climate change
	Improve green infrastructure networks in the plan area to support adaptation to the potential effects of climate change?	

<sup>4</sup> In-line with Article 6(3) of the SEA Directive, these consultation bodies were selected because ‘by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programmes.’

Sustainably manage water run-off, ensuring that the risk of flooding is not increased (either within the plan area or downstream) and where possible reduce flood risk?

Historic environment & landscape	Protect maintain and enhance Poppleton’s cultural heritage resource, including its historic environment and archaeological assets.	<p>Conserve and enhance cultural heritage assets and their settings?</p> <hr/> <p>Conserve and enhance local diversity and distinctiveness?</p> <hr/> <p>Support the integrity of the historic setting of key features including the churches, and landscape heritage of hedgerows?</p> <hr/> <p>Support access to, interpretation and understanding of the historic environment?</p>
	Protect and enhance the character and quality of landscape and rural-scape	<p>Conserve and enhance landscape and rural features?</p> <hr/> <p>Support the integrity of the setting of the key heritage features including St Everilda’s Church and the protected listed buildings and features and the conservation areas?</p> <hr/> <p>Protect the ancient hedgerows and green infrastructure that is part of the cultural heritage of the villages?</p>
Land, soil and water resources	Ensure the efficient use of land	Promote the use of previously developed Land?
	Use and manage water resources in a sustainable manner.	<p>Protect valuable grade 1 and 2 agricultural land and the rural landscape?</p> <p>Use and manage water resources in a sustainable manner?</p> <p>Support improvements to water quality?</p> <p>Minimise water wastage?</p>
Population and communities	Cater for existing and future residents’ needs as well as the needs of different groups in the community, and improve access to local, high quality community services and facilities	Promote the development of a range of high quality accessible community facilities?
		Encourage and promote social cohesion and encourage active involvement of local people in community activities?
	Provide everyone with the opportunity to live in good quality, affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures	<p>Maintain or enhance the quality of life of existing local residents?</p> <hr/> <p>Improve the availability and accessibility of key local facilities including specialist services for disabled and older people?</p> <hr/> <p>Ensure adequate school and leisure facilities for children including sports fields and recreational space?</p> <hr/> <p>Support the provision of a range of house types and sizes?</p> <hr/> <p>Meet the needs of ALL sectors of the community?</p> <hr/> <p>Promote the use of sustainable building techniques, including use of sustainable building materials in constructions?</p> <hr/> <p>Provide housing in sustainable locations that allow easy access to a range of local services and facilities?</p>
Improve the health and wellbeing of Poppleton residents	<p>Promote accessibility to a range of leisure, health and community facilities, for all age groups?</p> <hr/> <p>Encourage healthy lifestyles and reduce health inequalities?</p> <hr/> <p>Provide and enhance the provision of community access to green infrastructure, in accordance with Accessible Natural Greenspace Standards?</p> <hr/> <p>Improve access to the countryside for recreation?</p> <hr/> <p>Limit noise pollution?</p>	

Transport

Promote sustainable transport use and reduce the need to travel

Reduce the need to travel through sustainable patterns of land use and development?  
Encourage modal shift to more sustainable forms of travel?  
Enable transport infrastructure improvements?  
Support working from home?  
Retain/create employment?

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Promote and extend cycle paths to reduce vehicle use and improve health

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Improve access to business parks to encourage/support existing businesses and job creation

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Promote/improve public transport to business parks

### 3. What has the plan making / SEA involved up to this point?

#### 3.1 Structure of this part of the Environmental report

This section of the environmental report covers the identification, description and evaluation of the significant effects of reasonable alternatives. Conventionally, there are a number of areas within neighbourhood plans that lend themselves to reasonable alternatives:

- Housing number
- Site allocation (and choice of site)
- Site size (many smaller sites vs. few larger sites).

In the case of the Nether with Upper Poppleton Plan, the identification of reasonable alternatives has been complicated by a number of factors:

Housing number – there is no adopted Local Plan; the 2005 City of York Draft local plan is still used as the basis for development management decisions. The latest published draft of the emerging Local Plan (the Publication Draft Local Plan and Proposals Map) was published in 2014 but subject to a motion submitted to the Full Council in October 2014, the publication draft consultation was halted. It is understood that the preferred approach was to provide about 995 homes per annum (+ a 20% buffer in supply for the first five years) in the Local Plan. The Local Plan Publication draft did include three strategic site allocations within/partly within the Poppleton NP area to help meet the strategic housing requirements of the city identified in the evidence base. ~~These were:~~ [Members agreed at the LPWG 27/06/16 and Executive on 30/06/16 a Preferred Sites Document to go out for citywide public consultation. This document set out CYC's revised housing and employment quanta as well as an updated portfolio of sites to meet housing and employment demands within York. In this portfolio of sites, the following are included within the Poppleton Neighbourhood Plan area:](#)

- [ST1: British Sugar – 1140 dwellings \(805 in plan period\)](#)
- [ST2: Civil Service Sports Ground – 292 dwellings](#)
- [H57: Poppleton Garden Centre – 93 dwellings \(formerly E16 identified for employment use\)](#)

[Following further work as outlined in the Preferred Sites Consultation document, ST29: Land to the south of Boroughbridge Road has been removed as a potential allocation at this stage.](#)

- ~~ST1 – British Sugar (partly within)~~
- ~~ST2 – Civil Service Sports Ground (wholly within)~~
- ~~ST29 – Land South of Boroughbridge Road (Wheatlands) (partly within)~~

These draft allocations in total accounted for 1,437 dwellings, although it is acknowledged by CYC that two of the allocations cross in areas outside of the Neighbourhood Plan. Nonetheless, there remains no adopted allocation for Poppleton. It should be noted that demand for the City of York is set by establishing 'Objectively Assessed Housing Need' (OAHN). This is done through the production of a Strategy Housing Market Assessment (SHMA). If a group is to disregard the OAHN, then the group should look to set their own methodology for determining housing demand (and therefore 'numbers'). This is important in the context of the recent changes to NPPG regarding whether Neighbourhood Plans can come forward before an up to date Local Plan is in force. The NPPF suggests that in such circumstances NPs "*should consider providing indicative delivery timetables and allocating reserve sites to ensure that emerging evidence of housing need is addressed*" (Para 009). This can help minimize potential conflicts and ensure that policies in the NP are not overridden by a new Local Plan. ~~For Poppleton, the last SHMA to have been published was in 2012.~~<sup>5</sup> ~~This document did not set an OAHN for Poppleton (it is understood that a new SHMA will be published on 2016). Nor did the most recent publication of the Local Plan (2014).~~ [CYC published a new SHMA on 27th June 2016. This states that the OAHN for the City of York is 841 dwellings per annum based upon the latest evidence.](#)<sup>6</sup>

It has been left to the group to establish their housing 'numbers' and it has been determined by the Parish Council's that they have a 'supply side' number of ~~153~~ [414](#) dwellings over the plan period.

- Site allocation (and site size) – given that there is no 'demand' figure for Poppleton, the only alternative was for the PNP to provide a 'supply' figure, based on the number of sites that were suitable, available,

<sup>5</sup> See: [https://www.york.gov.uk/info/20095/housing\\_plans\\_and\\_strategies/1118/strategic\\_housing\\_market\\_assessments](https://www.york.gov.uk/info/20095/housing_plans_and_strategies/1118/strategic_housing_market_assessments)

<sup>6</sup> <http://democracy.york.gov.uk/ieListDocuments.aspx?CId=128&MId=9703&Ver=4>

deliverable and that would pass the 'public acceptability' test. This was guided by the work done in developing the 'Preferred Options Local Plan' (2014) and the 'Further Sites' document which identified five sites for allocation in Poppleton:

- H45: Land adj. 131 Long Ridge Lane, Nether Poppleton (capacity 5)<sup>7</sup>
- H36: Land at Blairgowerie House, Upper Poppleton (capacity 36)<sup>8</sup>
- ST1: British Sugar (capacity 1140 (Publication Draft))<sup>9</sup>
- ST2: Civil Service (capacity 289)<sup>10</sup>; and
- ST 29: Wheat Lands (capacity 150).<sup>11</sup>

## 3.2 What are the reasonable alternatives?

### 3.2.1 The amount of housing

With regard to the amount of housing to be provided by the PNP, it has been concluded at this stage that there are no reasonable alternatives to test. This is due to the fact that there is an absence of any other inputs from which to generate a number to test (e.g. no indicative figure from an adopted or emerging Local Plan or a Housing Needs Assessment (HNA) for the Poppleton Area. It might be feasible to assess theoretical alternatives but the value this would provide is limited. AECOM are mindful to follow direction from the Planning Inspectorate (2007) that "*meaningful options should be developed...*" In the case of the Poppleton, the only meaningful option at this stage is to test the capacity led alternative of ~~153~~ 414.

Note that subsequent to consultation on the draft Plan, no further alternatives were identified for these issues, nor were any further issues identified for which reasonable alternatives should be developed.

### 3.2.2 Sites

City of York used a criteria based methodology to identify potential suitable sites for housing and employment allocations ([see Appendix D](#)). The outcome of this work was published in the following evidence base documents:

- Site Selection Paper (2013) presented at Preferred Options consultation (2013);
- Further Sites Consultation (2014); and
- Site Selection Paper Addendum (2014 alongside the Publication draft LP).

The Parish Council consulted on three 'strategic' sites identified by CYC to support delivery if their Local Plan (ST1, ST2 and ST29) in 2014. Respondents were asked to state whether the site should be developed, not developed, whether there were too many houses, and whether there were traffic infrastructure issues. ST1 (British Sugar) was a clear 'winner' in that 24% of those who commented would like to see it taken forwards and 21% indicated that they did not want it developed. This is in contrast to ST2 (Civil Service) where 13% wanted it developed and 32% did not. Finally, ST 29 (Wheat Lands) had only 5% support with 58% wishing to see no development.

All Strategic Sites allocated in the emerging York Local Plans (at both Preferred Options and Publication draft) are identified to meet the strategic housing needs of the City. Should they not come forward this could impact on CYC's ability to meet the strategic requirements for housing. Consequently, not identifying the potential of ST2 or ST29 could impact on strategic housing delivery in York. It is likely that strategic sites across the city will continue to be required to meet their strategic needs.

Given the support shown for sites, and the un-known housing number for the area, it was considered 'reasonable' to take forward ST1 first. This is because it is a smaller part of a wider housing project for the area, strategic to the City of York Council (i.e. the delivery of 1,140 dwellings on the entire site) and not allocating it could jeopardise delivery of the emerging Local Plan.

~~All Strategic Sites allocated in the emerging Local Plans (at both Preferred Options and Publication draft) are identified to meet the strategic housing needs of the city. Should they not come forward this could impact on~~

<sup>7</sup> Only included at Preferred Options stage (2013) as no willing landowner confirmed.

<sup>8</sup> Only included at Preferred Options stage (2013) as no willing landowner confirmed.

<sup>9</sup> Identified as an allocation in both Preferred Options and Publication draft Local Plans.

<sup>10</sup> Identified as an allocation in both Preferred Options and Publication draft Local Plans.

<sup>11</sup> Only included in Publication draft Local Plan.

~~the Plan's ability to meet the strategic requirements as set out in the plan although this is yet to be determined. Consequently, not identifying the potential of ST2 or ST29 could impact on strategic housing delivery in York.~~

It is acknowledged that the York Local Plan is emerging and that the portfolio of site allocations is likely to change in line with revised evidence base. However, strategic sites across the city will continue to be required to meet strategic needs. To not allocate them within the Neighbourhood Plan may threaten the ability of the neighbourhood plan to successfully navigate examination and referendum.

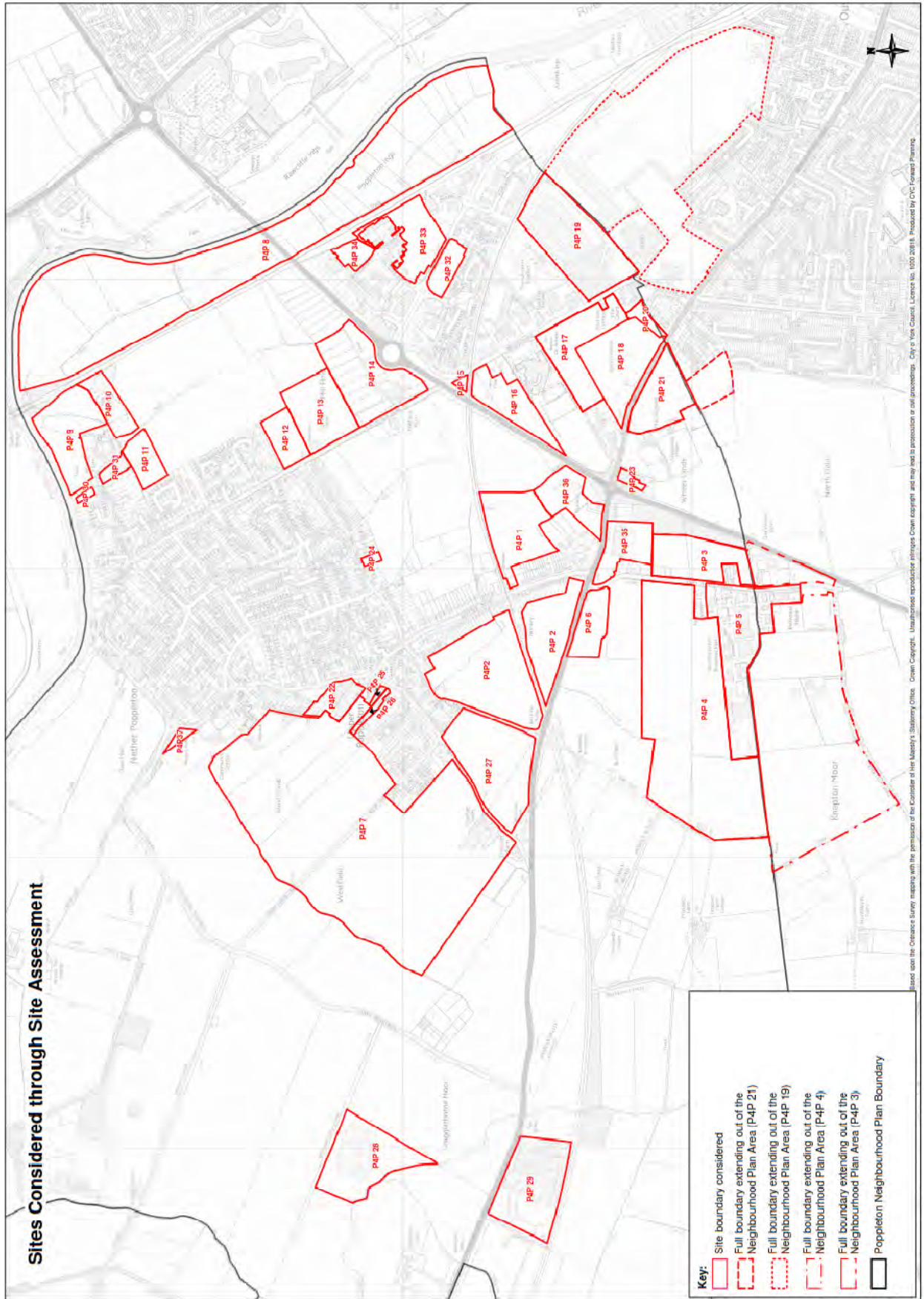
[Note that subsequent to consultation on the draft Plan, no further alternatives were identified for these issues, nor were any further issues identified for which reasonable alternatives should be developed.](#)

### **Method (shortlisting)**

~~None~~ [Notwithstanding](#) the need for strategic sites to be allocated, ~~36~~ [38](#) sites were identified by the Group as a 'long list' of potential sites. Account was then taken of the CYC site assessment ([Stage 1](#)) of the sites and the Groups own assessment of the sites ([Stage 2](#)). The Group utilized the same stepwise approach in assessing the sites as the Council had used for their SHLAA. **Appendix D** sets out the [criteria and](#) long-list in full and rationale for including or excluding sites, **Figure 2** is an illustration (provided by CYC) of the long-listed sites.

[If the sites 'passed' both stages of the assessment they were deemed to be reasonable alternatives. The remaining sites were discarded as unreasonable due to constraints identified in the site assessment.](#) In total [ten sites](#) were identified for assessment in the SEA as reasonable alternatives. This included six that were for housing (or for a component of housing i.e. mixed use), and four for economic use. ~~Note also that alternative uses were assessed for none of the sites, P4P5: Northminster Business Park was considered only for employment use.~~

Figure 2: Sites identified by Poppleton / CYC (overleaf)





**Method (SEA)**

It was recognised that there was a discrepancy between the approach to assessment adopted by the Group and that by the Council. The Group did not have the resources to undertake analysis of the sites through a Geographic Information System (GIS). It was considered that the site assessment for the PNP should be compatible for that of the emerging Local Plan not least as they would be potentially allocating the same sites. CYC undertook the assessment of the ten sites using GIS criteria established for the SA of the sites for the Local Plan. The criteria [and method](#) can be found in **Appendix E**.

**3.3 Site assessment**

The site assessment tells us a number of things (see **Table 3**). Firstly, there are a number of sites that have been highlighted as likely to have significant effects if not mitigated with detailed policies. These include: P4P19 (P4P4), P4P18 (P4P3), P4P24 (P4P6) and P4P34 (P4P9). It is notable that the first two sites will have significant effects on biodiversity. All other sites have significant positive effects but some times that is based on use e.g. P4P34 (P4P9), P4P32 and P4P31 (P4P7) would all appear to have more positive effects if used for employment land rather than for housing (see ticks next to 'preferred use' [column](#)).

**Table 3: Site assessment summary**

Site (Pop ref)	Use assessed (H =housing, Employment)	SEA Objective (PNP equivalent in [square brackets] where applicable)														
		SAO1	SAO2	SAO3	SAO4	SAO5 /SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	
		Housing ( Population and community)	Health and Well-Being ( Population and community)	Education ( Population and community)	Jobs and Economy	Equality/ Travel	Climate Change (Climatic factors)	Biodiversity (Biodiversity)	Land Quality (Land, soil, and water resources)	Water (Land, soil, and water resources)	Waste (scoped out)	Air Quality (scoped out)	Flood Risk (Land, soil, and water resources)	Cultural Heritage ( Historic environment and	Natural and Built Landscape ( Historic environment and	
P4P19 (H1) (P4P4)	H	++	++	+	0	++	+	-	+	++	-	N/A	0	-	-	-
	E	0	++	++	++	++	+	-	-	++	-	N/A	0	-	-	-
P4P18 (H4) (P4P3)	H	++	+	+	0	++	+	-	-	0	N/A	0	0	-	-	++
	E	0	+	++	++	++	+	-	-	0	N/A	0	0	-	-	-
P4P24 (H2) (P4P6)	H	+	++	+	0	++	0	0	-	-	N/A	0	0	0	0	0
	E	0	++	++	+	++	0	0	-	0	N/A	0	0	0	0	0
P4P22 (H3) (P4P5)	H	+	++	+	0	++	+	0	++	0	N/A	0	0	-	-	-
	E	0	++	+	+	++	+	0	++	0	N/A	0	0	-	-	-
P4P34 (P4P9)	H	+	+	+	0	++	+	0	-	0	N/A	0	-	0	0	0
	E	0	+	++	+	++	+	0	-	0	N/A	0	-	0	0	0
P4P32 (Excluded)	H	+	+	+	0	++	+	-	-	0	N/A	0	0	0	0	0
	E	0	+	+	++	+	+	-	-	0	N/A	0	0	0	0	0
P4P33 (P4P8)	H	+	+	+	0	++	+	-	-	0	N/A	0	0	0	0	0
	E	0	+	+	++	+	+	-	-	0	N/A	0	0	0	0	0
P4P31 (P4P7)	H	+	+	-	0	+	+	0	+	-	N/A	0	0	-	-	0
	E	0	+	++	+	++	+	0	+	-	N/A	0	0	-	-	0

P4P35 (E2) (P4P1)	H	+	-	-	0	++	+	-	+	-	0	N/A	0	0	0	0	
	E	0	-	-	++	++	+	-	+	-	0	N/A	0	0	0	0	
P4P5 (P4P2)	E	0	+	-	+	++	++	+	0	++	0	N/A	0	0	0	-	0

3.3.1 Why were the preferred sites selected?

Of the housing sites, the group decide to allocate four sites four housing and one for employment (see the group’s justification text for each site):

1. H1 Former British Sugar Site (ST1) (City of York reference) (300 dwellings) within Poppleton
  - a. This was taken forward because the parishes of Poppleton recognise this as an important brownfield site for development.
2. H2 Long Ridge Lane (2 dwellings)
  - a. This was taken forward because the parishes of Poppleton recognise this as an important site for development.
3. H3 The Blairgowrie Site (replacement dwelling and outbuildings)
  - a. This was taken forward because it is a strategic site in the conservation area in the centre of the village. At present this is a pinch point for traffic congestion due to proximity of the doctors and dentist surgery, the shops and is on a bus route. Trees on the site are all mature and subject to TPOs
4. H4 Former Civil Service including the agricultural land (ST 2)(261)
  - a. This was taken forward because it is partial brown field site and the developers have increased the provision of green space, reduced the total number of proposed houses and have ensured protection of the boundary hedges.
5. E2 Poppleton Garden Centre
  - a. This site was considered an ideal business employment site and has been a garden centre for the past 40 years. It is well supported by the local community and considered an asset. The café and adjacent restaurant are well supported.

3.3.2 What other sites were considered and why where they rejected?

The following sites were rejected (see justification text for each site):

1. P4P4
  - a. Discounted as it failed on criteria 1 (part of the Historic Character and setting of the Village)
2. P4P5
  - a. Increasing the size would impact visually and would create unsustainable traffic issues. This would completely change the setting of the village and rural ambience.
3. P4P 31
  - a. Planning application already approved and development underway renovating one house.
4. P4P 32
  - a. Planning approval has already been granted for a car showroom. When the NP commenced this site was designated as a SINC by CYC. This brings a target of 50 employees to the site. Already the area has a difficult parking issue with cars frequently parked on the cycle path, pavement and dropped pavement limiting access for pedestrians. Yellow lines should be introduced at least at the post box.
5. P4P33
  - a. Planning approval has already been granted for a car showroom.

## 4. Assessment of the draft Plan

### 4.1 Introduction

The aim of this part of the report is to present an assessment of the Draft ('pre-submission') Plan, and also to present 'conclusions at the current stage' [i.e. of the Submission Plan](#).

#### 4.1.1 Methodology

The assessment is structured using the six SEA topics established through scoping, i.e.:

- Biodiversity
- Climatic Factors
- Historic environment and landscape
- Land, soil, and water resources
- Population and community
- Transport

For each topic a range of sustainability objectives (as identified through scoping) are listed. Taken together, the topics and objectives provide a methodological 'framework' for the assessment of likely significant effects on the baseline. Where effects are identified, they are discussed in relation to the baseline and the relevant objective / sub-objective.

The assessment takes account of the criteria presented within Schedule 2 of the Regulations. So, for example, account is taken of the potential for effect significance to be a factor of the timescale and reversibility of effects. Cumulative effects are also considered, i.e. the potential for the plan to impact the baseline in combination with other plans, or unplanned activity.

Every effort is made to identify and evaluate effects accurately; however, this is inherently challenging given uncertainty regarding the 'on the ground' implications of policy. The ability to predict effects accurately is also limited by understanding of the baseline. The appraisal of the policies are therefore set out within a table that sets out the 'broad implications' for the SEA topics - it is important to note that these symbols are not used to indicate significant effects. The tables are for illustrative purposes.

The City Planning Department consider that a qualitative scoring system that has been used in the emerging Local Plan would be appropriate to assess the likely significant effects of the draft plan. This has been set out below:

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

### 4.2 Biodiversity

Will the Plan:

- Protect and enhance all biodiversity and geological features?
- Support continued improvements to the green infrastructure?
- Support and enhance the biodiversity in the woodland areas?
- Achieve a net gain in biodiversity?
- Preserve and protect the green infrastructure for rare and protected breeding species?

The evidence base indicates that although there are no internationally designated sites for nature conservation interest located within the PNP area; the Clifton Ings and Rawcliffe meadows Site of Special Scientific Interest (SSSI) is located in close proximity, and there are a number of sites with high biodiversity potential and of local interest within the PNP area.

In addition, a key planning consideration is that [the general extent of York's Green Belt extends 6 miles from the city centre as per the saved policies in the Yorkshire and Humber RSS and therefore the draft](#) inner green belt boundary for the City of York lies partly within Nether and Upper Poppleton. As such, this has been identified as a key issue by the PNP, in particular with regard to the spatial allocation of development.

In this context, although policy PNP1 affords protection to the green belt, it is likely to have negligible effects for biodiversity, as the key aim of this policy is to preserve the landscape character of the area, rather than to make provision for biodiversity enhancement within the green belt.

Both policy PNP2A and PNP2B are likely to have positive effects through the protection and enhancement of green infrastructure. ~~However, the positivity of these effects is likely to be limited by the inclusion of the statement "Green infrastructure in Poppleton particular refers to grade 1 and grade 2 agricultural land". Although agriculture is dependent on biodiversity, agricultural intensification is also shown to be a major driver of biodiversity decline<sup>12</sup> and therefore the inclusion of this wording within the policy may be at odds with its overall aim.~~

~~Therefore a tension has been identified between the aim of this policy and the inclusion of agricultural land within the definition of green infrastructure. This agricultural land is likely to already be afforded protection through the NPPF, in particular section 9 "Protecting Green Belt Land" (in the absence of an adopted CYC Local Plan) and also green belt policies within the PNP, where these are applicable.~~

~~Policies PNP10A to [and](#) PNP10B are focused on environmental and further green belt issues within the PNP area. During the consultation for the CYC Draft Local Plan (2013-2014) the green belt boundary line of the village was altered. Policy PNP10A is in place to ensure that garden land additions within the green belt continue to be protected. In the absence of the PNP these garden land additions would unlikely to be offered protection and hence more likely to be removed. However, policy PNP10A will have uncertain effects, as these depend on the biodiversity value of the gardens, and the quality and type of potential habitats which these would be replaced with.~~

Policy PNP10A states "Woodland areas will be protected and managed to maintain the habitat for wildlife to sustain biodiversity in conformity with NPPF 109-125". This policy is likely to have a negligible effect on the biodiversity baseline, as in the absence of the PNP; these woodlands would receive the same level of protection through the NPPF.

Policy PNP10B is likely to have positive effects for biodiversity. It states: "All hedgerows within the villages and the [PNP] boundary play a vital part in assisting breeding areas for wildlife and will be protected". No survey data is available for hedgerows within the Poppleton area. However, in general terms, Defra note that a significant number of UK Biodiversity Action Plan priority species are associated with hedgerows. These include; nine mammalian species (such as Door Mouse and a number of bats); two reptile species, (including great crested newts); and ten bird and insect species<sup>13</sup>. In the absence of the PNP, some hedgerows would be provided protection through The Hedgerows Regulations 1997<sup>14</sup>. However, these regulations do not apply to any hedgerow within the curtilage of, or marking a boundary of the curtilage of, a dwelling-house. Therefore, in the absence of a Local Plan (which is the case), this policy will provide further protection to hedgerows within the boundaries of the villages and those which are not on agricultural land.

Over all, the Plan effectively protects aspects of biodiversity; in particular Policy PNP10. ~~However, a minor tension has been identified within Policies PNP3A and PNP3B with regard to the inclusion of agricultural land under their protection.~~ In addition, many policies are focused on protecting the landscape character and open nature of the greenbelt, which would be afforded protection through the NPPF in the absence of the plan. In light of the lack of a CYC Local Plan; overall the PNP will provide positive effects on the baseline; however, it is not clear that 'significant' positive effects will result.

PNP1	PNP2	PNP2A	PNP2B	PNP4	PNP5	PNP6A	PNP6B	PNP6C	PNP6D
0	0	+	+	0	0	0	0	0	0
PNP7A	PNP7B	PNP8A	PNP8B	PNP9A	PNP9B	PNP10A	PNP10B	PNP10C	PNP10D
0	0	0	0	0	0	2	0	0	+

<sup>12</sup> Parliamentary office of science and technology (2012) Balancing Nature and Agriculture Post Note Number 418 [online] available at: [www.parliament.uk/briefing-papers/POST-PN-418.pdf](http://www.parliament.uk/briefing-papers/POST-PN-418.pdf)

<sup>13</sup> Defra (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK [online] available at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69285/pb11951-hedgerow-survey-handbook-070314.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69285/pb11951-hedgerow-survey-handbook-070314.pdf)

<sup>14</sup> The hedgerows regulations (1997) No.116 [online] available at: <http://www.legislation.gov.uk/ukSI/1997/1160/made>

<u>PNP1</u>	<u>PNP2A</u>	<u>PNP2B</u>	<u>PNP3</u>	<u>PNP4</u>	<u>PNP5</u>	<u>PNP6A</u>	<u>PNP6B</u>	<u>PNP6C</u>	<u>PNP6D</u>
<u>0</u>	<u>±</u>	<u>±</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>PNP7A</u>	<u>PNP7B</u>	<u>PNP8A</u>	<u>PNP8B</u>	<u>PNP9A</u>	<u>PNP9B</u>	<u>PNP10A</u>	<u>PNP10B</u>	<u>PNP11</u>	<u>PNP12</u>
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>±</u>	<u>0</u>	<u>0</u>

### 4.3 Climate change

**Will the Plan:**

Promote climate change mitigation in the Neighbourhood Area?

- Limit the increase in the carbon footprint of the plan area from population growth?
- Promote the use of sustainable modes of transport, including walking, cycling and public transport and reduce the need to travel?
- Increase number of new developments meeting sustainable design criteria?
- Generate energy from low or zero carbon sources?
- Reduce energy consumption from non-renewable resources?

Support the resilience of the Poppleton Parishes to the potential effects of climate change?

- Ensure that no development takes place in areas at higher risk of flooding, taking into the likely effects of climate change into account?
- Improve green infrastructure networks in the plan area to support adaptation to the potential effects of climate change?
- Sustainably manage water run-off, ensuring that the risk of flooding is not increased (either within the plan area or downstream) and where possible reduce flood risk?

Policies PNP2A and PNP2B set out requirements for the protection and enhancement of green infrastructure. Strategic enhancements to, and expansion of the parish’s green infrastructure (in particular roadside verges and upstream river banks) in combination with requirements from policy PNP2B (which limits development that would harm local green infrastructure integrity) may contribute towards a reduction in the volume and velocity of surface water runoff, and therefore reduce the flood risk in the parish.

The evidence base indicates that mean winter rain fall in the North West may increase by 16% by 2050, and that there may be an associated increase in flood risk in the future<sup>15</sup>. In this context, policies PNP2A and PNP2B define green infrastructure in the context of Poppleton, and afford protection and enhancement to these assets. Natural England note that Green infrastructure is about “underpinning the sustainability of a town or city, including making it resilient to the effects of climate change”.<sup>16</sup>

This approach is recognised in the NPPF which states: “When new development is brought forward in areas which are vulnerable [to the effects of climate change], care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure”. As such, policies PNP2A, PNP3a and PNP2B, PNP3b are therefore likely to have **significant positive effects** with regard to future climate change resilience in the parish.

Policy PNP5 aims to improve cycle and pedestrian access to and from the village. It therefore may encourage a modal shift to more sustainable forms of transport (for distances around the parish where this is practical). This will reduce carbon dioxide (CO<sub>2</sub>) emissions for short journeys taken around the parish and may have **positive effects**, albeit minor, in terms of climate change mitigation.

Policy PNP10A provides for woodland protection in conformity with the NPPF (section 11, 109-125). Woodland can be important for both reducing flood risk and also functions as a CO<sub>2</sub> sink; as such it can contribute towards both climate change mitigation and climate change resilience. However, this policy is likely to have **negligible effect** on the climate change baseline, as in the absence of the PNP; these woodlands would receive the same level of protection through the NPPF.

Overall, plan is likely to have **minor positive effects** with regards to climate change. In particular policies PNP2A, PNP3A, PNP2B, PNP3B, and PNP5 may also have positive effects however these will be very minor.

PNP1	PNP2	PNP3A	PNP3B	PNP4	PNP5	PNP6A	PNP6B	PNP6C	PNP6D
0	0	++	++	0	+	0	0	0	0
PNP7A	PNP7B	PNP8A	PNP8B	PNP9A	PNP9B	PNP10A	PNP10B	PNP10C	PNP10D
0	0	0	0	0	0	0	0	0	0
PNP1	PNP2A	PNP2B	PNP3	PNP4	PNP5	PNP6A	PNP6B	PNP6C	PNP6D
0	++	++	0	0	±	0	0	0	0
PNP7A	PNP7B	PNP8A	PNP8B	PNP9A	PNP9B	PNP10A	PNP10B	PNP11	PNP12
0	0	0	0	0	0	0	0	0	0

<sup>15</sup> DEFRA (2009) UK climate projections [online] available at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69257/pb13274-uk-climate-projections-090617.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69257/pb13274-uk-climate-projections-090617.pdf)

<sup>16</sup> Natural England (2009) Green Infrastructure Guidance

## 4.4 Historic environment and landscape

Will the Plan:

Conserve and enhance the historic environment, heritage assets and their settings?

- Conserve and enhance local diversity and distinctiveness?
- Support the integrity of the historic setting of key features including the churches, and landscape heritage of hedgerows?
- Support access to, interpretation and understanding of the historic environment?

Protect and enhance the character and quality of landscape and rural-scape?

- Conserve and enhance landscape and rural features?
- Support the integrity of the setting of the key heritage features including St Everilda’s Church and the protected listed buildings and features and the conservation areas?
- Protect the ancient hedgerows and green infrastructure that is part of the cultural heritage of the villages?

The overall number of listed buildings in the Plan area is considerable. There is a Scheduled Ancient Monument present and the PNP area also contains two conservation areas which lend further protection to non-listed buildings and the general character of the area. The emerging PNP recognises that the local character and historic environment as well as Poppletons’ location relative to the green belt should be a constraint to growth.

The majority of the policies which are relevant to the historic environment and landscape will lead to positive effects, in that they will ensure particular local issues are given due consideration when development proposals are being prepared and when planning decisions are being taken.

A key issue which pertains to the conservation of the local historic environment and landscape assets is the presence of a defined Green Belt. In this context, the City of York (which does not have an adopted Local Plan) currently has [saved policies from the otherwise revoked Yorkshire and Humber RSS pertaining to the general extent of York’s Green Belt. The policies, together with the key diagram, show that the general extent of Green belt extends 6 miles from the city centre. It is the role of the new Local Plan to define the green belt boundaries. Boundaries defined in the Local Plan Fourth Set of Changes approved for Development Management Purposes \(2005\) are currently used for planning decisions. The latest draft boundary was depicted in the Local Plan Publication draft \(2014\).](#) ~~a draft interim Green Belt identified through the saved Yorkshire and Humber RSS policies. The latest draft interim Green Belt boundary by City of York Council was also defined on the Local Plan Publication Draft Proposals Maps which sets the strategic context for the general extent of the Green Belt around York to 9.6km from the city centre.~~

~~Although a draft interim Green Belt has been defined by CYC Local Council, the current boundaries are not well defined in relation to the PNP area, [Therefore, the Green belt boundary around the PNP area has not yet been defined through the Development Plan process.](#) Policy PNP1 therefore responds by explicitly stating the extent of this green belt boundary (in relation to the PNP area) and limits any development within this greenbelt which harms the open character and setting of either York or the PNP area. Although Neighbourhood Plans do not have the necessary statutory planning influence to set Green Belt boundaries; in light of the lack of an adopted Local Plan the CYC Local Council have acknowledged that the PNP would like to set an ~~Interim draft~~ Green Belt boundary in lieu of the adopted Local Plan. The defined Green Belt boundary will be valid until the adoption of the emerging CYC Local Plan. As such, Policy PNP1 will have a positive (although minor) effect on the historic environment and landscape assets in the Neighbourhood Area.~~

Numerous other policies are geared towards supporting historic environment and landscape/townscape objectives. For example, Policy PNP3 seeks to ensure that the character and heritage assets of the village within the conservation areas are protected from new development; and Policy PNP6B seeks to protect the site specific character of the Blairgowrie development site. Policies seek to respond to numerous locally specific issues, the majority of which pertain to the Green Belt [\(the boundaries of which are yet to be defined through the new Local Plan although the latest draft boundary is set out in the Publication draft Local Plan \(2014\)\)](#) and local landscape character. Policies are specific in this regard and therefore positive effects are predicted. Policy PNP4 requires that new development within the development limits of the villages to be considered in relation to the Village Design Statement (VDS). However, this policy will have a negligible effect, as in the absence of this policy; the VDS would require to be considered as a supplementary planning document in any case.

PNP1	PNP2	PNP3A	PNP3B	PNP4	PNP5	PNP6A	PNP6B	PNP6C	PNP6D
+	+	0	0	0	0	0	+	0	0
PNP7A	PNP7B	PNP8A	PNP8B	PNP9A	PNP9B	PNP10A	PNP10B	PNP10C	PNP10D

0 0 0 0 0 0 0 + 0 +

<u>PNP1</u>	<u>PNP2A</u>	<u>PNP2B</u>	<u>PNP3</u>	<u>PNP4</u>	<u>PNP5</u>	<u>PNP6A</u>	<u>PNP6B</u>	<u>PNP6C</u>	<u>PNP6D</u>
±	0	0	±	±	0	0	±	0	0
<u>PNP7A</u>	<u>PNP7B</u>	<u>PNP8A</u>	<u>PNP8B</u>	<u>PNP9A</u>	<u>PNP9B</u>	<u>PNP10A</u>	<u>PNP10B</u>	<u>PNP11</u>	<u>PNP12</u>
0	0	0	0	0	0	0	0	0	0



## 4.5 Land, soil and water resources

Will the Plan:

Ensure the efficient use of land?

- Promote the use of previously developed Land?
- Protect valuable grade 1 and 2 agricultural land and the rural landscape?

Use and manage water resources in a sustainable manner?

- Support improvements to water quality?
- Minimise water wastage?

The evidence base indicates that the Villages of Upper Poppleton and Nether Poppleton are surrounded by high value agricultural land. In particular there is a high proportion of grade 1 agricultural land (the best and most versatile) immediately to the south east and south west of the built up areas of the villages. These areas may face development pressures in the future and as such many PNP policies are focused on guiding sustainable development in these areas.

~~Policies PNP3A and PNP3B provide a strong base of protection for grade 1 and grade 2 agricultural land through defining grade 1 and grade 2 agricultural land as green infrastructure and stating that “no development which harms, directly or indirectly, the integrity of this infrastructure should be permitted”. This grade 1 and 2 agricultural land is largely located within the interim and established greenbelt, and as such is already afforded protection through Policy PNP1 and through the NPPF (Section 9). However these policies will still result in positive effects by taking a sterner line with regards to development in the greenbelt compared to the NPPF wording.~~

Policy PNP7B requires that any re-development occurring at proposed site E2 is limited to the footprint of current buildings. While the primary purpose of this policy is to preserve the landscape character of the green belt this will also provide protection to land and soil resources in the form of minimising further potential land take onto high quality agricultural land. This policy may have positive effects the significance of which depends on the type of land present at the re-development site.

~~Policy PNP10B, also affords further protection for land and soil resources through not permitting permanent structures on former green belt and interim green belt land. While this is likely to result in positive effects, the significance of these will again depend on the type and quality of land present at that location.~~

Policies [PNP10A](#) and [PNP10B](#) provide for woodland and hedgerow protection. These can both be important for stabilizing soil and minimising erosion. However, in the absence of the PNP, woodland would be afforded protection via the NPPF; and those hedgerows bordering agricultural land would be protected through the Hedgerow regulations 1997<sup>17</sup>. As such these policies are likely to have negligible effects relative to the baseline.

Overall the PNP seeks to respond to issues specific to Poppleton and wider area, in particular those issues pertaining to green belt land. In the absence of a CYC Local Plan, the PNP builds upon policy direction outlined by the NPPF. There will be positive effects overall in that brownfield land will be encouraged to be developed in favour of land located within the green belt; ~~and that grade 1 and 2 agricultural land is preserved.~~

PNP1	PNP2	PNP3A	PNP3B	PNP4	PNP5	PNP6A	PNP6B	PNP6C	PNP6D
+	0	+	+	0	0	0	0	0	0
PNP7A	PNP7B	PNP8A	PNP8B	PNP9A	PNP9B	PNP10A	PNP10B	PNP10C	PNP10D
0	+	0	0	0	0	0	+	0	0
PNP1	PNP2A	PNP2B	PNP3	PNP4	PNP5	PNP6A	PNP6B	PNP6C	PNP6D
0	0	0	0	0	0	0	0	0	0
PNP7A	PNP7B	PNP8A	PNP8B	PNP9A	PNP9B	PNP10A	PNP10B	PNP11	PNP12
0	±	0	0	0	0	±	±	0	0

<sup>17</sup> The hedgerows regulations (1997) No.116 [online] available at: <http://www.legislation.gov.uk/ukssi/1997/1160/made>

## 4.6 Population and community

### Will the Plan:

Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high quality community services and facilities?

- Promote the development of a range of high quality accessible community facilities?
- Encourage and promote social cohesion and encourage active involvement of local people in community activities?
- Maintain or enhance the quality of life of existing local residents?
- Improve the availability and accessibility of key local facilities including specialist services for disabled and older people?
- Ensure adequate school and leisure facilities for children including sports fields and recreational space?

Provide everyone with the opportunity to live in good quality, affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures?

- Support the provision of a range of house types and sizes?
- Meet the needs of ALL sectors of the community?
- Promote the use of sustainable building techniques, including use of sustainable building materials in constructions?
- Provide housing in sustainable locations that allow easy access to a range of local services and facilities?

Improve the health and wellbeing of Poppleton residents?

- Promote accessibility to a range of leisure, health and community facilities, for all age groups?
- Encourage healthy lifestyles and reduce health inequalities?
- Provide and enhance the provision of community access to green infrastructure, in accordance with Accessible Natural Greenspace Standards?
- Improve access to the countryside for recreation?
- Limit noise pollution?

The evidence base indicates that, broadly speaking, Upper and Nether Poppleton have higher proportions of residents aged between 45 and 59, and 60 and 74, than other age brackets showing that there are a proportionally higher number of older people within the population. It also shows that generally the population is relatively affluent (in a national context).

Overall the PNP is shown to have broadly positive effects for the local population and community – and many of these effects cross cut SEA topics (such as the provision of green infrastructure through policies [PNP2A](#) and [PNP2B](#), [PNP3A](#) and [PNP3B](#)). In the context of an ageing population, the policies which relate to housing delivery and transportation are of particular relevance. In this regard it is pertinent to consider whether plan policies in combination lead to a tension with housing objectives.

The majority of policies within the PNP relate to conserving and enhancing the British Sugar Sidings and Poppleton's historic environment, and therefore have potential to restrict residential development. The PNP notes that *"there are limited opportunities for significant housing development within the Poppleton villages' robust heritage and conservation boundaries"*. This is confounded by the location of Poppleton relative to the [general extent of York's](#) ~~draft interim~~ green belt. However, Policy PNP6A does provide a series of sites and criteria which enable development to occur, and in a manner which is sympathetic to the village character and wider landscape. ~~Policy PNP6B provides further guidance in this regard. Policy PNP6D requires that proposals for more than 10 dwellings must comply with relevant national and local policies, with regard to the delivery of a mix of housing types to suit different needs; such as, affordable housing and those for older people.~~ These policies overall are likely to have positive effects (bearing in mind that the requirements of the ~~PNP6D should still be met by national policies in the absence of the PNP~~); and also recognising that the constrained area for development within the Poppleton area might otherwise act against mixed housing types in favour of those most economically viable for developers. Indeed, policy PNP6C – by not permitting backland development – may further constrain housing provision, contribute to a lower delivery of affordable homes and therefore result in negative effects. Conversely however, as evidenced by community consultation, it is clear that there is not a large appetite for a high level of housing delivery. Consequently the effects of this policy on population and community objectives are unclear. It is also necessary to point out that there are notable tensions between housing objectives and policies aimed at protected green belt and landscape character within the plan, which in combination may act to restrain housing delivery (e.g. through limiting sites) and as such may have potential to create negative effects for the local community. Policy PNP5 requires that installation of cycle tracks are considered an integral part of future potential development sites. This policy therefore will potentially encourage a modal shift to sustainable and active transport. Active transport (such as cycling) is shown to have health benefits and therefore this is likely to generate positive effects in terms of population and community objectives (i.e. maintain or enhance quality of life of residents)

Policy PNP8A safeguards site Ed1 for future school playing fields; and policy PNP 8B ensures adequate separation is maintained between the school and any future housing development. Both policies are likely to

result in positive effects for two reasons. Namely, these policies will result in improved recreational spaces for children; thereby contributing to a higher quality of life. They should also contribute towards high quality educational facilities within Poppleton which are important for attracting young families to the area. This will ensure that the vitality of the Neighbourhood Area is maintained, and that a balanced population age structure is encouraged.

Overall; as mentioned above, the majority of proposed policies are likely to result in benefits for local population and community, with positive effects discussed under several other headings (e.g. Biodiversity, and Transport) which also translate into benefits for the local population and community. Therefore in this section it was pertinent to focus on the performance of the plan in terms of housing objectives which is a key aspect in this regard.

<u>PNP1</u>	<u>PNP2</u>	<u>PNP3A</u>	<u>PNP3B</u>	<u>PNP4</u>	<u>PNP5</u>	<u>PNP6A</u>	<u>PNP6B</u>	<u>PNP6C</u>	<u>PNP6D</u>
0	+	+	+	0	+	+	+	?	0
<u>PNP7A</u>	<u>PNP7B</u>	<u>PNP8A</u>	<u>PNP8B</u>	<u>PNP9A</u>	<u>PNP9B</u>	<u>PNP10A</u>	<u>PNP10B</u>	<u>PNP10C</u>	<u>PNP10D</u>
0	0	+	+	+	+	+	0	0	0

<u>PNP1</u>	<u>PNP2A</u>	<u>PNP2B</u>	<u>PNP3</u>	<u>PNP4</u>	<u>PNP5</u>	<u>PNP6A</u>	<u>PNP6B</u>	<u>PNP6C</u>	<u>PNP6D</u>
0	±	±	0	0	±	0	0	?	0
<u>PNP7A</u>	<u>PNP7B</u>	<u>PNP8A</u>	<u>PNP8B</u>	<u>PNP9A</u>	<u>PNP9B</u>	<u>PNP10A</u>	<u>PNP10B</u>	<u>PNP11</u>	<u>PNP12</u>
0	0	±	±	0	0	0	0	0	0

## 4.7 Transport

**Will the Plan:**

Promote sustainable and active transport use and reduce the need to travel?

- Reduce the need to travel through sustainable patterns of land use and development?
- Enable transport infrastructure improvements?
- Support working from home?

Policy PNP5 is specifically in place to address transport related issues within the PNP area. The PNP document notes that although Poppleton is well serviced by road, rail, and bus links; Cycle and foot path routes are currently lacking. There is an incomplete cycle track to the City of York and a multi-use track within Poppleton which, from anecdotal evidence, is stated to become congested. In this regard the policy seeks to extend and widen the current cycle track provision. Policy PNP5 also requires that installation of cycle tracks are considered an integral part of future potential development sites.

This policy is therefore likely to have positive effects for sustainable and active transport goals by providing the correct infrastructure for potential users; and thereby providing a route towards a modal shift to sustainable and active transport (in the case of journeys of a length where this is practical). Active transport is shown to have health benefits and therefore this is likely to also have positive effects for health of the local community.

Policies PNP7A and PNP7B outline business and employment provision within the Parish area. This may contribute towards a more sustainable pattern of land use within the wider area, as an increase in local employment may reduce the volume of cars on the road network and reduce demand on public transport (relative to a scenario where a higher proportion of residents work outside of the PNP area). However, it should be noted that the delivery of further parking provision outlined by Policy PNP7A which – further compounded by the current lack of public transport options at York Business Park – may increase the attractiveness of car travel. This may therefore have negative (although minor) effects with regard to promoting sustainable transport options.

This may increase the attractiveness of car travel and therefore negatively affect promotion of sustainable transport options. It should also be acknowledged that this may be inevitable at York Business Park due to the current lack of public transport options. Therefore it is recommended that the PNP supports sustainable travel planning for new employment development within the PNP area.

Policy PNP7B outlines provision of an employment on site E2 (currently the site of the Poppleton Wyevale Garden Centre). Any development here would be afforded sustainable public transport connections given that it is adjacent to a park and ride with frequent buses into the city centre (A59 route: Poppleton Bar) and is relatively short distance to Poppleton train station. As such, it would result in positive effects in terms of promoting sustainable transport use.

However, a tension has been identified here between the provision of employment at this site, and the earlier stated policy aim to conserve the historic environment character of Poppleton. ~~site~~. Development would necessitate the removal of the 30 year old garden centre, which is in conflict with Policy PNP7A which states “It would be the wish of local residents that it is retained in its present format and situation. It has been sympathetically landscaped and adds to the rural setting”.

Overall, taking into account these tensions, the plan is likely to have positive effects for promoting sustainable and active methods of transport, and encouraging sustainable patterns of land use

PNP1	PNP2	PNP3A	PNP3B	PNP4	PNP5	PNP6A	PNP6B	PNP6C	PNP6D
0	0	+	0	0	+	0	0	0	0
PNP7A	PNP7B	PNP8A	PNP8B	PNP9A	PNP9B	PNP10A	PNP10B	PNP10C	PNP10D
+	+	0	0	+	+	0	0	0	0

PNP1	PNP2A	PNP2B	PNP3	PNP4	PNP5	PNP6A	PNP6B	PNP6C	PNP6D
0	0	0	0	0	±	0	0	0	0
PNP7A	PNP7B	PNP8A	PNP8B	PNP9A	PNP9B	PNP10A	PNP10B	PNP11	PNP12
±	±	0	0	0	0	0	0	0	0

## 4.8 Overall conclusions on the PNP

The assessment above has highlighted the likelihood of the plan resulting in 'positive effects' in terms of climate change adaptation, health and well-being and historic environment / townscape objectives, and notable positive effects are also likely in terms of all other topics. No significant negative effects are predicted, although the assessment has highlighted a number of tensions and/or instances where additional policy might result in more positive effects in terms of specific objectives.

Such tensions are inevitable in plan-making, and it will be the role of the Neighbourhood Plan Group to give consideration to 'striking the best balance' when finalising the plan for submission. Perhaps most notably, further consideration should be given to addressing the tension between the objective to maintaining the local landscape character and Green Belt, and the objective to support the housing delivery that will be necessary to ensure homes which local residents can afford to live in and therefore a balanced community in the long term. Given the absence of housing number based on need / demand, policies will need to be flexible to accommodate potentially higher rates of future growth.

## 4.9 Site Assessment

The Poppleton Neighbourhood Plan seeks to allocate ~~three~~ [four](#) housing sites through Policies PNP6A, PNP6B, PNP6C, and PNP6D [and one employment site through Policy PNP 7B](#). These sites are:

Site Ref	Site name / background	Indicative no. of dwellings
<a href="#">H1</a>	The Former Sugar Beet brownfield site	Approximately 150
<a href="#">H2</a>	Land adjacent to 131 Longridge Lane	2
<a href="#">H3</a>	Blairgowrie	1
<a href="#">H4</a>	<a href="#">Former Civil Service site</a>	<a href="#">261</a>
<a href="#">E2</a>	<a href="#">Poppleton Garden Centre</a>	<a href="#">N/A</a>

As discussed previously, these preferred sites have been arrived at through a process of shortlisting ~~that has included SEA~~ [through a site assessment undertaken by the Parish \(this is a separate study published as part of the evidence base supporting the plan\)](#). [These shortlisted sites are essentially the 'reasonable alternatives identified for the assessment'](#). The assessment of each [shortlisted](#) site has been set out below.

### 4.9.1 Method

The assessment of these three sites has been undertaken by assessing each site systematically against the SEA Framework and where possible using quantifiable measurements to determine the likelihood of significant effects (see previous section on site assessment alternatives). This assessment has been augmented by information from the Parish Council's Neighbourhood Plan Evidence Base.

With regard to Heritage Assets, heritage assets within 500 m of a proposed site allocation were identified in the first instance. Professional judgement was used to assess the impact of site allocations upon identified heritage assets, in a proportionate manner, using available evidence.

### 4.9.2 H1: British Sugar Site

This site comprises brownfield land, formally a sugar refinery operated by British Sugar. The buildings and associated structures have been mostly demolished, however some features remain. The site is bordered to the north and east by a railway line and the Clifton Ings, Acomb Ings and Rawcliffe Meadows are located on the far side of the railway lines, which are areas of natural and semi natural open space. To the south and west, the site adjoins residential properties with borough bridge road.

Although the site as a whole will have capacity for 1,140 homes, only a section of this falls within the PNP area. It is for this section of the site which this assessment has been carried out. The PNP document does not specify a particular housing number for this site; however the 'Table of Land Allocations' supporting document notes that approximately 150 homes should be accommodated; this figure is used as a basis for the assessment here.

Regarding potential effects on biodiversity; the nearest designated site of European / international importance (Strensell Common Special Area of Conservation) is located over 8 km away, while the nearest designated site of national importance (Clifton Ings and Rawcliffe Meadows SSSI) is located 520 m east of the site. There are also two UK Biodiversity Action Plan Priority Habitats identified within 500 m of the site; and a number of locally important sites for biodiversity including the British Sugar Railway Siding's Site of Importance for Nature Conservation (SINC).

Strensell Common is at a distance where it is unlikely to experience any effects associated with this portion of the development site. However negative effects may be experienced by the other habitats discussed. The Environment Impact Assessment (EIA) produced for the redevelopment of the ST1 site identified a range of negative effects which had a 'slight' significance. These include effects on the nearby SINC, effects from the loss of a number of habitats within the site which in turn may affect bats and breeding birds in the area. [In order to mitigate potential negative effects on biodiversity \(and maximise opportunities for biodiversity enhancement and Green infrastructure\) it is recommended that the policy is linked to PNP2A and PNP2B \(and PNP10A and PNP10B as relevant to ensure that Green Infrastructure is embedded into the site from an early stage and form a policy perspective.](#)

Key findings from the EIA pertaining to the landscape and townscape character suggest that the loss of the existing tree cover may lead to negative effects of 'moderate' significance in the area immediately around the

site; while the removal of the remaining buildings may create a more natural skyline and result in 'minor' positive effects for landscape and townscape character. With regards to the historic environment, the nearest listed building to the portion of the site located within the PNP area is approximately 900 m away. Although this is unlikely to experience direct significant effects from the site, the listed building is located on the A59 which provides access to York from the site. The increase of 150 homes will be likely to increase traffic and congestion on this road, which over time could create negative effects on the setting of this asset and the setting of other non-designated heritage assets, thereby there is the potential for minor negative effects to be realised in the long term.

Both the EIA and CYC Local Plan SA highlighted that this site is likely to result in significant negative effects on surface water quality; ground water; and land quality due to the presence of contamination due to the sites industrial history. However, CYC Local Plan SA concludes that remediation of land contamination would have positive effect in terms of land quality. The site is not located in a Flood Zone (i.e. it is in Flood Zone 1) and is not at risk of flooding from surface water.

In terms of effects on population and communities; the EIA notes that there may be moderate positive effects for population and communities through an increase in direct and indirect jobs. The CYC Local Plan SA also notes that this site is likely to have significant positive effects in terms of accessibility and provision of facilities for local communities (e.g. housing, a new neighbourhood parade and primary school). However this development, in combination with homes provided through the remainder of the site has the potential to lead to negative effects on population and community through increasing pressure on local facilities and services in the short to medium term subject to the development of additional facilities on site. For instance, the site is located approximately 900 m from the nearest school, consequently there is potential for the existing school to see a higher admission level if the number of homes planned for in this development is realised. Although the new school to be provided through the development may relieve pressure. Therefore there may be negative, although minor, effects in the short to medium term for population and community.

The development will also lead to an increase in the number of residents and subsequently an increase in the number of cars on the road. This site has existing access to a bus route of every 20 minutes and it is within 5 minutes cycle of the train station. The location of the site in close proximity to the ring-road may exacerbate congestion in the area, particularly at peak times. However, there is potential to improve sustainable transport links through development, such as through the planned park and ride scheme on the A59. The CYC Local Plan SA also outlines that the potential for a direct rail link to this site is being investigated. The site is located adjacent to existing areas of employment which, should they be successfully connected could also help to reduce the need to travel. It would be important that sustainable routes are developed prior to the sites completion to avoid reliance on the car in order to avoid significantly negative effects. Overall, there may be both positive and negative effects on transport.

#### 4.9.3 H2: Land adjacent to 131 Longridge Lane

This greenfield land is located in Upper Poppleton. There are currently two paddock areas bounded north and south by fenced hedgerows, and to the east and west by residential housing. The site has been allocated for two dwellings in Policy PNP 6A.

The nearest designated site of European / international importance (Strensall Common Special Area of Conservation) is located over 8 km away, while the nearest designated site of national importance (Clifton Ings and Rawcliffe Meadows SSSI) is located 1.6 km. Given the size of the development, negative effects on these designated sites are not anticipated (the Impact Risk Zone for this SSSI sets a threshold of 100 dwellings). The site itself is also not located on any local or national biodiversity designations.

The nearest designated heritage assets are located about 500m away and consist of a group of grade II listed buildings. Bearing in mind the small number of dwellings which this site would accommodate, and the correspondingly low numbers of additional traffic to be added to the local roads, it is likely that there will be no significant effects on the historic environment and landscape.

The site is currently not used for agricultural purposes and does not provide a significant area of publically available greenspace. As such, the negative effect associated with loss of greenfield land will be to some extent offset by the minor positive effects for the population and community that may arise through equality of access in terms of accessibility and provision of facilities (e.g. housing). The site is not located in a Flood Zone (i.e. it is in Flood Zone 1) and is not at risk of flooding from surface water.

The site is well placed with regards to public transport infrastructure; the nearest bus stop is 80m away and Poppleton train station is approximately 600m away. Local facilities such as the nearest surgery, food shop and pubs are located within a 400m radius of the site.

[It should be noted however that the site has not been included in the Publication version of the draft CYC Local Plan and CYC have advised that a willing landowner has not been confirmed. As such the development is unlikely to occur during the PNP period.](#)

#### 4.9.4 H3 Blairgowrie

The land area known as Blairgowrie is located near the Junction of Main Street and Chantry Gap in Upper Poppleton. It consists of a currently derelict house and grounds which contain mature trees and hedges. Policy PNP6B stipulates that redevelopment on the Blairgowrie site will only be permitted where it replaces the existing building with a dwelling of the same scale and extent.

Regarding potential effects on biodiversity; the nearest designated site of European / International importance (Strensall Common Special Area of Conservation) is located over 8 km away, while the nearest designated site of national importance (Clifton Ings and Rawcliffe Meadows SSSI) is located 2 km. Given the size of the development, negative effects on these designated sites are not anticipated. The site itself is also not located on any local or national biodiversity designations, and any development is expected to use the same foot print of the existing building.

Regarding historic environment constraints; the nearest designated heritage assets are a collection of grade II listed building sited approximately 250 m south of the Blairgowrie site, and it is located within the Upper Poppleton conservation area. English Heritage notes that:

*“When originally designated it is presumed that this open area was considered to make an important contribution to the character or appearance of the Conservation Area”.*

The June 2013 version of the CYC Local Plan Preferred Options SA noted that this site was likely to have minor negative effects for landscape and townscape character (including heritage assets and the historic environment). This assessment broadly agrees with this statement. However, the effects determined by the June 2013 version of the CYC Local Plan SA are on the basis of a development of 36 dwellings; while in the case for the PNP these are for a single dwelling. Although minor negative effects may be realised, these will be short term during the process of redevelopment, through loss of tranquillity in the surrounding area. Long term, these effects are not likely to be significant because, as stated previously, any redevelopment is expected to use the same footprint (and therefore be of the same scale as the current building). There is also considerable screening afforded through mature trees and hedges on the site boundary and within the grounds.

This assessment, in the case of the proposed size of development, does not expect there to be significant effects for land resources. The site is not located in a Flood Zone (i.e. it is in Flood Zone 1) but is at low risk of flooding from surface water in close proximity to main street. This is unlikely to present a significant effect however.

The site is well placed with regards to access to local facilities. The local doctor’s surgery, shops, pubs, and churches are all located within a 250 m radius of the site. The nearest bus stop is also approximately 250 m from the current site entrance.

It should however be noted that the site has not been included in the publication version of the Draft CYC Local Plan, and CYC Local Council have advised that the Landowner is no longer willing to put the site forward for development. As such development of this site is unlikely to occur during the PNP period.

#### 4.9.5 [H4: Former Civil Sports Ground](#)

[This site is a mix of brownfield and greenfield land. The site was originally seen as two separate land allocations but these have now been amalgamated. The entire site lies within the York Ring Road Boundary and would allow a significant quantum of housing \(c. 261 dwellings\). Access issues have been overcome through agreements that access would be from Boroughbridge Road with no through access to Millfield Lane. A buffer zone would be left between Manor Academy and any housing to ensure privacy and security for the students. With these caveats in place, the whole site can be developed for housing.](#)

[The nearest designated site of European / international importance \(Strensall Common Special Area of Conservation\) is located over 8 km away, while the nearest designated site of national importance \(Clifton Ings and Rawcliffe Meadows SSSI\) is located 1.2 km. The site itself is also not located on any local or national biodiversity designations. Given the size of the development, negative effects on these designated sites are not anticipated \(note that this correlates with previous appraisal findings by CYC\). Saying that, in order to mitigate potential negative effects \(and to maximise opportunities\) on biodiversity it is recommended that the](#)



policy is linked to PNP2A and PNP2B (and PNP10A and PNP10B as relevant to ensure that Green Infrastructure is embedded into the site from an early stage and form a policy perspective.

The nearest designated heritage assets are located over 2 km from the site. The effect of the allocation of this site is negligible.

The site currently has Grade 2 agricultural land present and it is anticipated that this will be built on in due course. The negative effect associated with loss of greenfield and agricultural land will be to some extent offset by the significantly positive effects for the population and community that may arise through equality of access in terms of accessibility and provision of facilities (e.g. housing). The site is not located in a Flood Zone (i.e. it is in Flood Zone 1) and is not at risk of flooding from surface water.

The site is well placed with regards to public transport infrastructure; the nearest bus stop is on the A59 but the Site Assessment shows that there are no bus routes. Poppleton train station is approximately 800m away. Local facilities such as the nearest surgery, food shop and pubs are located over 1 km away from the site.

#### 4.9.6 E2: Poppleton Garden Centre

This brownfield site is located in Upper Poppleton. The current E2 site is a garden centre/nursery and is extremely well supported by local people and visitors to York. The premises have been a garden centre for over 40 years.

The nearest designated site of European / international importance (Strensall Common Special Area of Conservation) is located over 8 km away, while the nearest designated site of national importance (Clifton Ings and Rawcliffe Meadows SSSI) is located about 1.8 km away. Given the size of the development, negative effects on these designated sites are not anticipated. The site itself is also not located on any local or national biodiversity designations.

The nearest designated heritage assets are located over 800 m away and consist of a group of grade II listed buildings. Bearing in mind the small amount of development proposed, and the correspondingly low numbers of additional traffic to be added to the local roads, it is likely that there will be no significant effects on the historic environment and landscape.

The site is currently not used for agricultural purposes and does not provide a significant area of publically available greenspace. The site is not located in a Flood Zone (i.e. it is in Flood Zone 1) and is not at risk of flooding from surface water.

Access for car is suitable but there is no access to transport for the village or schools. The site is well placed with regards to public transport infrastructure; the nearest bus stop is about 60m away and Poppleton train station is approximately 400m away. Local facilities such as the nearest surgery, food shop and pubs are located about 1 km from the site.

#### 4.10 Site assessment summary

Neither of the proposed sites on the Land adjacent to 131 Longridge Lane and in the Blairgowrie area are likely to result in significant effects on the environment. ~~However, the CYC Local Council have advised that the landowner does not wish the site to be developed and therefore the Blairgowrie site is unlikely to come forward for development during the PNP period.~~ The addition to the Former Civil Service site increases the amount of housing in the plan significantly (from 153 (at Pre-submission) to 414 (at Submission)). This increase reflects the objectives of the CYC in developing their Local Plan (and delivering strategic sites). The group have been in contact with the site developers and are confident that the mitigation proposed would reduce the adverse effects of allocating this site. The site located on the former sugar refinery operated by British Sugar, when taken in consideration with potential cumulative effects from the remainder of the development which is located outside the PNP area, may result in minor negative effects on the transport infrastructure, with some positive effects also identified. It will also have minor to moderate negative effects on ground and surface water quality through run off from the site. These effects should in part be mitigated through measures outlined in the EIA undertaken for the proposed development, however appropriate transport plan measures including provision for public and active travel networks should be taken into account through the implementation of the PNP to mitigate the identified impacts on the transport network. The effects of the allocation of E2 are considered negligible on the environment.

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## 5. Next steps

### 5.1 Introduction

This Part of the environmental report explains next steps (i.e. steps subsequent to consultation on the Pre-submission Plan in-line with Regulation 14 of the Neighbourhood Planning Regulations) that will be taken as part of plan-making / SEA.

### 5.2 Plan finalization and adoption

Regulation 15, of the Neighbourhood Planning Regulations, requires that the Parish submit (to the Local Authority) the 'Proposed' Plan and a 'Consultation Statement'. The Consultation Statement must describe issues or concerns raised through the current consultation and how these were addressed when preparing the 'Proposed Plan' for submission.

Regulation 16 then requires that the Local Authority 'publicises' the Proposed Plan so that stakeholders can make representations that may then be considered at Examination. It will be appropriate for the Local Authority to also publicise an updated version of this environmental report, with a view to informing representations.

Regulation 17 requires that the Local Authority submits (to the person appointed to carry out the Examination) the Proposed Plan and a copy of any representations which have been made in accordance with Regulation 16. It may be appropriate for the Local Authority to also submit the updated environmental report, with a view to informing the Examination.

Regulations 18 and 19 require that, subsequent to the Examination, the Local Authority publishes the Examiner's Report and a Decision Statement. The Decision Statement sets out whether or not the Local Authority is prepared to 'make' (i.e. adopt) the Plan. If the Local Authority is prepared to make the Plan, then a referendum can be held. It may be appropriate for the Local Authority to also publish an updated environmental report, with a view to informing the Referendum.

Regulation 20 states what the Local Authority must do when the Plan is 'made' (i.e. adopted). An SEA Statement must be published alongside the made Plan, with a view to providing:

- information on the decision, i.e. an explanation of why the final Plan approach was decided-upon in light of SEA and consultation; and
- measures decided concerning monitoring.

### 5.3 Monitoring

At the current stage – i.e. in the environmental report - there is a need to present 'a description of the measures envisaged concerning monitoring' (our emphasis). In light of the assessment findings presented in this environmental report, there is one monitoring measure proposed linked to the significant effect identified:

- The reduction in the volume and velocity of surface water runoff, and development at risk of flooding.

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Appendices

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## Appendix A: Regulatory requirements

Schedule 2 of the Environmental Assessment of Plans Regulations 2004 explains the information that must be contained in the SA Report; however, interpretation of Schedule 2 is not straightforward. The table below interprets Schedule 2 requirements.

<u>Schedule 2</u>	<u>Interpretation of Schedule 2</u>	
<i>The report must include...</i>	<i>The report must include...</i>	
(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	i.e. answer - <i>What's the plan seeking to achieve?</i>
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - <i>What's the 'context'?</i>
(c) the environmental characteristics of areas likely to be significantly affected;	The relevant environmental protection objectives, established at international or national level	
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan'	
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	The environmental characteristics of areas likely to be significantly affected	i.e. answer - <i>What's the 'baseline'?</i>
(f) the likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Key environmental problems / issues and objectives that should be a focus of appraisal	i.e. answer - <i>What are the key issues &amp; objectives?</i>
(h) an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	An outline of the reasons for selecting the alternatives dealt with (i.e. an explanation of the 'reasonableness of the approach')	i.e. answer - <i>What has Plan-making / SEA involved up to this point?</i> [Part 1 of the Report]
(i) a description of the measures envisaged concerning monitoring.	The likely significant effects associated with alternatives, including on issues such as... ... and an outline of the reasons for selecting the preferred approach in light of the alternatives considered / a description of how environmental objectives and considerations are reflected in the draft plan.	
	The likely significant effects associated with the draft plan	i.e. answer - <i>What are the assessment findings at this current stage?</i> [Part 2 of the Report]
	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan	
	A description of the measures envisaged concerning monitoring	i.e. answer - <i>What happens next?</i> [Part 3 of the Report]

## Appendix B: Regulatory checklist

Appendix A signposts to broadly how/where this report meets regulatory requirements. As a supplement, it is also helpful to present a discussion of more precisely how/where regulatory requirements are met.

### Regulatory requirement

### Discussion of how requirement has been met

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#### Schedule 2 of the regulations lists the information to be provided within the Environmental Report

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*“An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes”*

Environmental report

*“The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme”*

These matters are considered in detail within the scoping report. The outcome of the scoping report was an ‘SEA framework’, and this is presented in this environmental report). More detailed messages from the scoping report - i.e. messages established through baseline review and consultation - are presented within **Appendix C**.

*“The environmental characteristics of areas likely to be significantly affected”*

*“Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC”*

*“The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation”*

These matters are considered in detail within the scoping report. The outcome of the scoping report was an ‘SEA framework’, and this is presented in this environmental report). More detailed messages from the scoping report - i.e. messages established through baseline review and consultation - are presented within **Appendix C**.

With regards to explaining ‘how... considerations have been taken into account’, the aim this environmental report is to explain how SEA - and thus sustainability considerations - has fed-in ‘up to this point’.

*“The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)”*

- ‘What has the plan making / SEA involved up to this point?’ presents alternatives assessment findings (in relation to each of the plan issues that are a focus of alternatives assessment at the current time).
- ‘Assessment of the draft Plan’ presents the draft plan assessment.

As explained within the various methodology sections, as part of assessment work consideration has been given to the SEA scope, and the need to consider the potential to various effect characteristics/ dimensions.

*“The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme”*

‘Assessment of the draft Plan’ identifies ‘tensions’ and instances where policy might ‘go further’ in order to better address specific objectives. The Parish should respond explicitly in each instance, and ultimately be in a position to explain why the preferred approach is justified.

*“An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information”*

‘What has the plan making / SEA involved up to this Point?’ deals with ‘Reasons for selecting the alternatives dealt with’, in that there is an explanation of the reasons for focusing on particular issues and options. Also, this section explains the Council’s ‘reasons for selecting/developing the preferred approach’ in-light of alternatives assessment.



Methodology is discussed at various places, ahead of presenting assessment findings, and limitations are also discussed as part of assessment narratives.

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<i>“description of measures envisaged concerning monitoring in accordance with Art. 10”</i>	‘Next steps’ presents information on monitoring.
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<i>“a non-technical summary of the information provided under the above headings”</i>	The NTS is a separate document.
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**The Environmental Report must be published alongside the draft plan**

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<i>“[A]uthorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme.”</i>	The Environmental Report is published alongside the pre-submission plan, under Regulation 14 of the Neighbourhood Planning Regulations, so that responses might be received and taken into account by the Parish when finalising the plan for submission.
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**The SA Report must be taken into account, alongside consultation responses, when finalising the plan.**

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<i>“The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.”</i>	The Parish will take assessment findings presented within this report, and consultation responses received on the draft plan (as informed by this report) when finalising the plan for submission.
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## Appendix C: Scoping information

<i>Body</i>	<i>Comments</i>	<i>How these have been addressed</i>
<b>Historic England</b>	We would suggest that the remit of the scoping report should be widened to include non-designated heritage assets.	Consideration to this topic has been included in paragraph 5.3.7
	Every allocation outside a settlement has the potential to impact upon the primary purpose of the York Green Belt - which is to protect the special character and setting on the historic city. It follows that the historic environment and landscape section of the SEA scoping should also address any potential impact upon the green belt.	Consideration to this topic has been included in paragraph 5.4.5
	Historic England recommends that the baseline information describes the current and future likely state of the historic environment.	This has already been addressed by the scoping report.
	Historic England considers that that for any SEA/SA to meet the requirements of the SEA Directive to assess impacts on cultural heritage, a specific objective should be included “conserve and enhance the historic environment, heritage assets and their settings”	Comments addressed in-line in amended scoping report and in environmental report through revised SEA Framework.
<b>City of York Council</b>	<p><b>Introduction</b></p> <p>Para 1.2.2 - The Local Plan will set the framework for all subsequent neighbourhood plans. Currently this states subsequent “Local Plans”.</p> <p>Air Quality Theme</p> <p>Para 2.2.1 – First bullet point should state “...towards EU limited values...”. It would also be useful to quote the paragraph numbers from the NPPF from which these quotes are taken.</p> <p>Para 2.2.2 – The third main issue refers to addressing air pollutants “from all significant sources, including indoor air quality...”. Air quality is assessed at ‘relevant locations’ including outdoor, non-occupational locations where members of the public are regularly exposed. Whilst this does include property facades, where there are openable windows, this does not specifically include indoor air quality. Reference to indoor air quality in this context is therefore inaccurate.</p> <p>Para 2.2.3 – For accuracy, please amend as follows: “The mechanisms used to maintain monitor air quality: Diffuser Diffusion tube sited...” and “Results falling from 28.3 ug/m<sub>3</sub> in 2010...”</p> <p>Para 2.3.3 – Point 1 refers to the ‘City of York Local Air Management Team’. This should refer instead to CYC’s Air Quality Action Plan, Low Emission Strategy and Low Emission Planning Guidance. It would also be include under point 2 the following: “and encouraging use of sustainable modes of travel”.</p>	Comments addressed in-line in amended scoping report.
	<p><b>Biodiversity Theme</b></p> <p>Para 3.1 – Fourth para refers to the Biodiversity Action Plan Habitats present in the village. For ease, these should be mapped and explained for their significance. See section below regarding CYC Additional evidence for Biodiversity.</p>	Comments addressed in-line in amended scoping report. Figure 3.1 displays all designated sites within the Plan area.

Para 3.2.2 – It would be useful to state the paragraph numbers of the NPPF referred to.

Para 3.3.4 to 3.3.8 – For easy reference it would be useful to have these areas identified and labelled on a map.

Para 3.3.10 – This refers to “ancient hedgerows ...protected by the village design statement”. The village design statement can be a material consideration for any future planning applications and the hedgerows may be identified as an important feature in the village. However, the protection of hedgerows is not afforded via the design statement individually as any removal of countryside hedgerows requires planning permission. In addition, where they are more than 20 metres in length or which join other hedgerows provided they adjoin agricultural land, forestry, paddocks, common land, village greens, a site of special scientific interest or a local nature reserve, the hedgerows are protected under The Hedgerow Regulations 1997 . Please also note that additional evidence below/Annex 1.

Para 3.4.2 – Please quote the reference source for the New Environmental Land Management Scheme and further explain why this may have biodiversity gain in the neighbourhood area.

Para 3.4.4 – This sentence reads as a policy rather than baseline information. We suggest amending this paragraph.

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**Climate Change Theme**

Section 4.4 – The summary section does not include a summary of the potential future flood risk in the neighbourhood plan area; it would be beneficial to include this with reference to the baseline information.

Comments addressed in-line in amended scoping report.

CYC Additional Evidence for Flood Risk: Strategic Flood Risk Assessment - See Annex 2

The SFRA underpins the Local Plan spatial strategy and policy approach. Annex 2 shows an extract of the Flood Risk maps for the Neighbourhood Area which we consider should be included within this section.

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**Historic environment and landscape theme.**

Para 5.2.1– it would be useful to state the paragraph numbers of the NPPF referred to. Para 5.3.4 - It would be useful to include a map of the heritage assets within the neighbourhood area. Please see additional evidence base section Para 5.3.5 – We are unclear as to the relevance of this paragraph in this section relating to heritage and landscape. This is covered by section 6. Para 5.4.4 – We are unclear as to the relevance of this paragraph in this section relating to heritage and landscape. However, this could talk about the contribution that development could make to the existing character of the Neighbourhood Plan Area.

Comments addressed in-line in amended scoping report. Figure 5.3 added to paragraph 5.3.4

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**Land, Soil and Water Resources Theme**

Comments addressed in-line in amended scoping

Para 6.3.2 – This paragraph should be amended to reference the Agricultural Land Classification (ALC) produced by DEFRA (as per map supplied by CYC) and what relevance this has to the Neighbourhood Planning Area. Currently, this does not specify why this is relevant to the Neighbourhood Plan. report.

Para 6.3.3 – Would be worth including that there is no direct access from Poppleton / the main urban areas included within the neighbourhood area to the Waste Management Site, Harewood Whin. The predominant link is the transport connection via the outer ring road, which runs through the neighbourhood plan area. It is also worth noting that the River Foss runs through Harewood Whin but is downstream from Poppleton village.

Para 6.3.4 – Please reference that the Duttons Farm minerals and waste allocations (for a clay pit and subsequently inert waste disposal) is set out in the Joint Minerals and Waste Local Plan being prepared by North Yorkshire, City of York and the North Yorkshire Moors National Park. It would also be useful to reference that the Joint Minerals and Waste Local Plan is under preparation; it is currently out to Preferred Options consultation until mid January 2016.

Para 6.3.6 – The main source of domestic water for the City of York, as stated in the Yorkshire Water Management Plan, is the Sherwood Aquifer. The water sources and issues relating to the overall level of resources is referred to in the Strategic SA/SEA for the emerging Local Plan taking advice from the Yorkshire Water Management Plan and accompanying SEA.

Para 6.4.1 – We would recommend rephrasing this paragraph to reflect the emerging local plan position and its impact on the future baseline position. We suggest the following:

“There is likely to be an increase in population in the future which will require the development of new homes and employment opportunities. Should greenfield sites come forward this may have a detrimental impact on best and most versatile agricultural land. Currently the extent of this is uncertain given that the city has an emerging Local Plan. The Local Plan will be the strategic policy document for York setting out the strategic policies and allocations as well as development management policies against which any potential development applications will be considered. As part of this process brownfield and greenfield sites have been considered to enable the city to meet its strategic needs over the plan period and to enable a permanent Green Belt to be established. Strategic sites and allocations are yet to be determined and therefore the resultant effects in the neighbourhood plan area are uncertain.”

Para 6.4.2 – We suggest adding the following sentence. “The emerging Joint Minerals and Waste Plan will set out key policies for helping to achieve sustainable waste management processes supported through Council led strategies to promote reuse and recycling”. On this basis, we consider that this issue

of waste management could be scoped out of this document and the associated objective removed.  
 Para 6.4.4 – Agreed. Water issues are dealt with at the strategic level and via management strategies led by Yorkshire Water across the whole City of York area.

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**Population and Community Theme**

Section 7.1, 1st Bullet point – this states that “recent population growth in the Neighbourhood Area has been significant”. Please can you substantiate this comment? See CYC additional evidence for further resources to compare populations between 2001 and 2011 censuses.

Para 7.2.1 – Please provided references to the NPPF paragraphs / sections referred to.

Para 7.3.1 – This refers to “total population”. Please clarify if this is the total population of York or the total population for the neighbourhood area.

Socio-economic factors for Nether and Upper Poppleton (page 37) – Please reference the source data. In addition, point 11 refers to plans for the area. We assume that this relates to the development as proposed in the previous Local Plan Publication draft (Oct 14). Development proposals are currently uncertain as a revised plan is currently under preparation and therefore consider that this section is removed or revised to reference the emerging plan. This section is missing a section on future baseline. To be consistent with other themes within the scoping, we advise that a ‘Future Baseline’ section is added.

CYC Additional Information for Population – See Annex 4

We have attached in Annex 4 the Census tables showing the population and households in the Parishes for both the 2001 and 2011 to enable comparison. It may also be useful to include these tables in the document for reference.

Comments addressed in-line in amended scoping report and additionally requested data included.

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**Transport Theme**

Map, Page 41 – the scaling of the map is skewed and should be corrected.

Para 8.3.1 – We advise the following changes:

Amend line 2 to delete ‘national’ and insert ‘long-distance’; Line 2 after ‘East Coast’ insert ‘Main line and TransPennine and Cross Country Routes.’

Amend line 5 to state “...upgraded in the near future to electric trains increase capacity and enable potential electrification in the longer-term”. The final sentences are unclear. We suggest inserting the following if you consider this to address the final sentences: “However, the lack of sufficient car parking, cycle parking and a connecting bus service (albeit that the new A59 Park & Ride site is within 400m of the station) could be considered as deterrents to increasing passenger numbers at Poppleton”.

Para 8.3.2 - We recommend deleting the sentence commencing ‘Poppleton has...’ and inserting “The No. 10 bus provides a predominantly half hourly service from Poppleton to York city centre and on to Stamford Bridge. For the majority of the time this

Comments addressed in-line in amended scoping report, and additionally requested data / figures included.

runs as a commercial service, but the Sunday to Thursday evening service is supported by City of York Council.” On line 2 we suggest inserting the bus route to read “...further services (No. 20)”. We suggest amending the final sentence to Last sentence to: “Observations show that as a result cycle routes are on occasion obstructed by parked vehicles.”

Para 8.3.3 – We recommend deleting the first 2 sentences replacing them with ‘The A64 and the A1237 form a ring road around the City of York. The A64 forms the southern and eastern arc. It is a dual carriageway road with grade separated junctions and was completed in 1976. The A1237 forms the western and northern arc. It is a single carriageway road approximately 10 miles long with twelve at-grade roundabouts along its length and was completed in 1987. The combination of single carriageway and roundabouts on the A1237 restricts its capacity and increases conflict. Therefore, journey times on sections of the A1237 Outer Ring Road are long and unreliable at busy times of day”. On line 6, delete ‘Businesses’ and insert ‘Anecdotal evidence suggests businesses’

Para 8.3.4 - Line 2 onwards appears to be highly subjective. What evidence is there to support these views / claims? Do you have any accident data Safety Audit reports to confirm/refute them? In the meantime we would suggest amending to say ‘It is the view of the Neighbourhood Planning Committee that at peak’.

8.3.5 - We suggest inserting a new information at the end of the paragraph referencing the 2011 Census Travel to Work information. Please see CYC additional evidence section below.

Para 8.3.7 – This paragraph seems to repeat the congestion issues raised in paragraph 8.3.3.

Recommend deletion.

Para 8.3.8 - Amend ‘Journey time leaving the site...’ to ‘The reduced / more reliable journey time is increasing the attractiveness...’”. Amend the final sentence to include a short walk distance, e.g. “...is only a short walk (less than 400m)...”

Section 8.4 – Worth also noting that currently the main village is served by both frequent and non-frequent bus routes. Whilst the Park and Ride is likely to continue into the future, the outcomes of any review of the less frequent routes (i.e. de-registration of commercial services or removal of support for supported services) is uncertain and is likely to rely on the viability of the route.

Transport SEA Objective – We consider that the objective could be simplified and the current bullet points moved into the appraisal questions for consideration.

CYC Additional Evidence for transport – See Annex 5

- Map showing the transport routes.

We have prepared a map including the main transport connections within the Neighbourhood Plan area which we recommend to be included in the scoping report.

- Census Data

We attach information regarding car ownership and a table comparing distance travelled to work with mode of travel from the neighbourhood plan area. We recommend using this information within the transport section to substantiate information already detailed.

<p><b>Next Steps</b>                  Para 9.2.2 – Agreed; reasonable alternatives should be considered. For clarity, this includes policies as well as land use allocations.                  Para 9.1.6 to 9.1.10 – Please amend all references of ‘York City Council’ to ‘City of York Council’.</p>	<p>Comments addressed in-line in amended scoping report.</p>	
<p>Whilst the Scoping report sets out the objectives for each theme, it does not contain a methodology for assessing the plan policies and allocations against the objectives. We recommend that this is included within the Environmental Report.</p>	<p>The methodology for site assessment is set out in Appendix D of The Environmental Report. The methodology for assessment of Plan policies is set out on p.30 of the Environmental Report.</p>	
<p><b>Natural England</b></p>	<p>we advise that you ensure that you ensure that nationally and locally designated nature conservation sites, both within the plan area, and those outside the plan area that may be affected by the Plan, are taken into consideration in the assessment</p>	<p>These have been taken into consideration in the first draft of the scoping report.</p>
<p>We advise that Clifton Ings and Rawcliffe Meadows Site of Special Scientific Interest (SSSI), a nationally designated site, lies adjacent to the plan area to the south east and downstream of the Plan area. Furthermore the River Ouse Site of Importance for Nature Conservation (SINC), which is a locally designated site, lies along the eastern boundary of the plan area and Poppleton Glassworks SINC lies within Nether Poppleton</p>	<p>Discussed in scoping report.</p>	
<p>We advise that the Best and Most Versatile Agricultural land should include grade 3a land as well as grades 1 and 2.</p>	<p>An ALC map has been included within the scoping report and denotes land of grades 1,2, and 3a/3.</p>	
<p><b>Environment Agency</b></p>	<p>No comments</p>	<p>n/a</p>

# **Poppleton Neighbourhood Plan**

## Strategic Environmental Assessment Scoping Report

October 2015



# Nether and Upper Poppleton Neighbourhood Area

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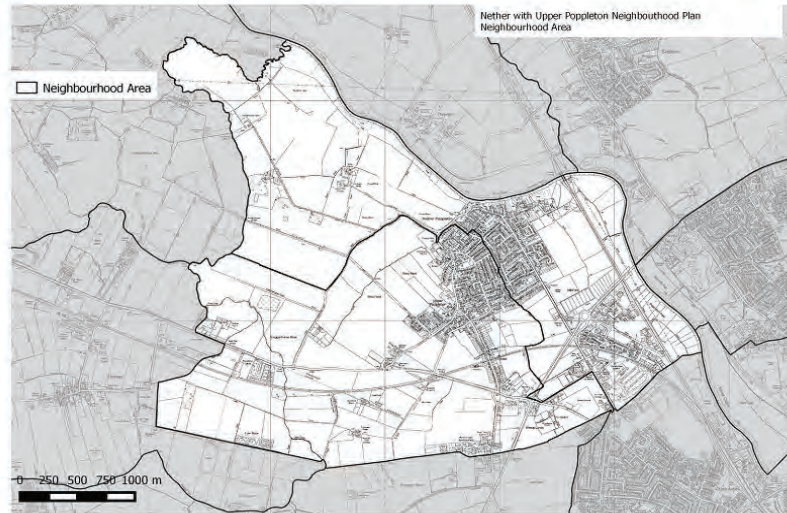


Figure 1

Please note that by double clicking on the map you will see the original image.

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Acknowledgements

References and web addresses for all references.

# Strategic Environmental Assessment

## Scoping Report

### 1. Introduction

#### 1.1 Background

1.1.1 It has been determined by CYC and Historic England that a Strategic Environmental Assessment (SEA) is required for the Nether with Upper Poppleton Neighbourhood Plan.

1.1.2 A Nether with Upper Poppleton Neighbourhood Plan is currently being developed as an iterative process, under the Localism Act 2011. The PNP, which covers Nether and Upper Poppleton Parishes (Figure 1.1) is being prepared in the context of the emerging York Local Plan. It is currently anticipated that the PNP will be submitted to the City of York Council in 2016.

1.1.3 Key information relating to the Nether with Upper Poppleton Neighbourhood Plan.

Key facts relating to the Poppleton Neighbourhood Plan.

<b>Name of the Responsible Authority</b>	Nether with Upper Poppleton Parish Councils
<b>Title</b>	Nether with Upper Poppleton Neighbourhood Plan
<b>Subject</b>	Neighbourhood Development Plan
<b>Purpose</b>	The Nether with Upper Poppleton Neighbourhood Plan is being prepared as a Neighbourhood Development Plan under the Neighbourhood Planning (General) Regulations 2012. The plan will be in conformity with the City of York emerging Local Plan
<b>Timescale</b>	2030
<b>Area covered by the plan</b>	Nether with Upper Poppleton Parish Council boundaries
<b>Summary of content</b>	The Poppleton Neighbourhood Plan will set out a vision, strategy and range of policies for the plan area. Box 1.1 below presents the vision and aims of the Neighbourhood Plan.
<b>Plan contact point</b>	Nether with Upper Poppleton Neighbourhood Plan committee. Edie Jones (Chair)

#### 1.2 Relationship of the Poppleton Neighbourhood Plan with the emerging City of York Local Plan.

1.2.1 The PNP is being prepared in the context of the emerging City of York Local Plan 2015-2030. The Local Plan will, when adopted, provide a framework for how future development across the City of York will be planned and delivered.

1.2.2 The emerging City of York Local Plan sets out the spatial vision for the city and how this will be delivered for the following 15 years, once adopted. The Local Plan aims to deliver sustainable development through a spatial strategy for the city, strategic policies and allocations, land use allocations and detailed development management policies.

1.2.3 Since the production of the Preferred Options Local Plan, the Council have produced a draft publication Local Plan (September 2014). This was taken to Members of the Local Plan Working Group and Cabinet in September 2014. Following this, on 9 the October 2014, Full Council requested further work in relation to housing requirements in the Plan. Work on the revised evidence base is ongoing and will be presented in revised Publication Draft Local Plan for consultation during 2016.

1.2.4 In the context of Neighbourhood Planning, the Local Plan is designed to provide an overarching framework for development at the strategic level, with relatively little planning guidance provided at a parish level. As such, the Local Plan provides significant scope for Neighbourhood Plans in the City of York to efficiently deliver the types of development required by communities which also enhance and protect the environment, respect the historic and cultural aspects of the villages and provide housing in appropriate areas.

1.2.5 The Poppleton Neighbourhood Plan provides an opportunity for meeting the community aspirations of the Neighbourhood Area whilst also helping to deliver the Local Plan's main objectives i.e. housing, employment and good transport links for the City.

### 1.3 Aim and Vision for the Neighbourhood Plan.

The draft vision and objectives for the Poppleton Neighbourhood Plan developed during the initial stages of the plan-making are represented below.

#### Aim of the Neighbourhood Plan

The aim of the Plan is to manage change in the villages and designated area, not to prevent it. Future development should be sympathetic, unobtrusive and in keeping with its rural environment and surroundings. It should:

- Maintain the historic character, setting and identity of Nether and Upper Poppleton village cores.
- Manage the growth of new developments within the parished areas
- Ensure that new development is built to be sustainable and commensurate with the rural setting
- Ensure that any brown field sites are developed with the amenities, facilities and road structures that will allow, maintain and enhance the identity of the community.
- Promote development of brownfield sites as a priority over any greenfield site or grade 1 or grade 2 agricultural land.

## Vision

The Plan's vision has been developed through community consultation and evidence gathering. The priority of the community is to secure and enhance the quality of life alongside encouraging new opportunities for growth in ways that do not undermine the character and distinctiveness of the landscape and historic settlements.

Nether and Upper Poppleton are two villages that have coalesced to form a distinctly quintessential English village. It is a community, with a place identity, shared green spaces, community activities a history of friendliness and caring. Much of the Parished area is highly productive farmland. The Settlement of Poppleton must retain its character as a village on the outskirts of the historic City of York.

This is reflected in the sustainability of the settlements of the villages and it is what the Parishes of Nether and Upper Poppleton would wish to see developed on the brownfield area at the Former British Sugar Site (FBSS) reflecting a mix of housing that supports young, aspiring house owners and the elderly who may wish to downsize but remain close to their community links.

Within Nether and Upper Poppleton designated parish area sustainability means the development of proposals that this Neighbourhood Plan seeks to promote by:

- Building a mix of housing on allocated sites, particularly ST1(CYC unadopted Local Plan reference), with the correct amenities to allow communities to develop
- Protecting ALL agricultural land and green belt land from inappropriate development and retain its growing potential and open character
- Ensuring that houses are not built as schemes that see one size fits all, stratify the housing types to match the needs of people at different stages of their housing life cycle and hence build communities and cohesion.
- Ensuring that any housing developments **within** the building line of the historic villages of Nether and Upper Poppleton are commensurate with the setting in terms of building materials, layout and garden space as set out the in the Village Design Statement ( 2003)
- Making sure that further business park developments are maintained within the current locations.
- Ensuring that appropriate transport links are in place so that the village is not a continuous rat-run used to avoid congestion on the A 1237 Outer Ring Road
- Ensuring that there are safe cycle/pedestrian shared spaces within the village and connecting to the City of York to promote healthy living for all.

## **1.4 Strategic Environmental Assessment (SEA) explained**

1.4.1 SEA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. Through this approach, the SEA for the Poppleton Neighbourhood Plan seeks to maximise the developing plan's contribution to sustainable development whilst acknowledging The City of York emerging Local Plan.

1.4.2 SEA is undertaken to address the procedures prescribed by the environmental assessment of Plans and Programme regulations 2004 (the SEA regulations) which transpose into national law the EU strategic Environmental Assessment (SEA) Directive. The Poppleton Neighbourhood Plan has been determined by the City of York Planning Department and Historic England, to require a Strategic Environmental Assessment. To meet this requirement, the Poppleton Neighbourhood Plan is undergoing an SEA process which incorporates the requirements of the SEA Directive.

1.4.3 Two key procedural requirements of the SEA Directive are that:

1) When deciding on 'the scope and level of detail of the information' which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues.

2) A report ( the Environmental Report) is published for consultation alongside the Draft Plan that presents an appraisal of the Draft Plan (i.e. discusses 'likely significant effects that would result from plan implementation) and reasonable alternatives.

1.4.4 This 'Scoping Report' is concerned with (1) above. It presents a suggested scope for the SEA so that the nationally designated authorities (which, in England, are Historic England, Natural England and the Environmental Agency) can provide timely comment.

## **1.5 SEA 'Scoping' explained**

1.5.1 Developing the draft scope presented in this report has involved the following steps:

1) Exploring the environmental 'context' i.e. reviewing high level messages (e.g. from government departments and agencies in particular) with a view to gaining an understanding of broadly what the SEA needs to focus on.

2) Establishing the 'baseline', i.e. the situation in the area in the absence of the Poppleton Neighbourhood Plan, in order to help identify the plan's likely significant effects.

3) Identifying particular problems or opportunities ('issues') that should be a particular focus of the SEA.

4) Developing a SEA Framework comprising objectives and appraisal questions on the basis of these issues which can then be used to appraise the draft plan.

## 1.6 STRUCTURE OF THIS REPORT.

### Key Sustainability issues.

1.6.1 The outcomes of the Scoping 'steps' 1-4 introduced above have been presented under a series of key environmental themes as follows:

- Air Quality
- Biodiversity
- Climate Change (including flood risk)
- Historic environment and Landscape.
- Land, soil and water resources
- Population and community
- Transport

1.6.2 The selected environmental themes incorporate the 'SEA 'Topics suggested in Annexe (f) of the SEA Directive<sup>1</sup>. These were refined to reflect a broad understanding of the anticipated scope of the plan effects.

1.6.3 It is intended that presenting the scoping information under these topic headings will help enable the reader to easily locate the information of greatest interest to them. Once agreed (i.e. subsequent to the current consultation), the suggested scope presented under the ten topic headings will provide a methodological 'framework' for the appraisal of the draft plan and alternatives.

1.6.4 The discussion of each theme has been presented in Section numbered 2-8

### **SEA framework to assess policy proposals.**

1.6.5 The SEA framework provides a way in which sustainability effects can be defined and subsequently analysed based on standard 'tests'. Each proposal put forward for the Poppleton Neighbourhood Plan can then be assessed consistently using the framework.

1.6.6 The SEA objectives and appraisal questions utilised for the SEA of the Poppleton Neighbourhood Plan are presented under each of the themes in Sections 2-8.

## 1.7 Scoring system used in the SA of Key Development Principles Policies

1.7.1 The table below will analyse the policies and allocations against the objectives that are in the scoping document.

1.7.2 The City Planning Department consider that a qualitative scoring system that has been used in the emerging Local Plan would be appropriate to score the objectives of this scoping document in preparation for the environmental report to accompany the 2<sup>nd</sup> pre-submission consultation.

1.7.3 The emerging Local Plan approach is set out below.

Symbol	Likely Effect on the SA Objective
++	This policy is likely to have a significant positive effect on the SA objective
+	This policy is likely to have a positive effect on the SA objective
0	No significant/no clear link between the policy and the SA objective
?	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.

<sup>1</sup> The SEA Directive is 'of a procedural nature' para 9 of the Directive preamble) and does not set out to prescribe particular issues that should and should not be a focus, beyond requiring a focus on the 'environment, including on issues such as biodiversity, population, human health, flora, fauna ,soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological.

## 2 Air Quality

SEA Theme	Focus of Theme
Air Quality	Air pollution sources Air Quality Air Quality Management

### 2.1 **Headline Sustainability issues**      Air Quality

2.1.1 New strategic housing and employment provision in the wider area has the potential to have adverse effects of air quality through increasing traffic flows and associated level of pollutants such as nitrogen dioxide. This will however in part be offset by factors such as the delivery of new infrastructure to support strategic development taking place in the wider area and measures implemented through the City of York emerging Local Plan to encourage modal shift from the private car.

2.1.2 Whilst due to the absence of significant air quality issues in the plan area, air quality has been scoped out for the purposes of the SEA process, SEA objectives and decision making questions addressing issues of congestion and traffic flows have been presented under the transportation theme below.

### 2.2 **Sustainability context**

2.2.1 Key messages from the National Planning Policy Framework (NPPF) include:

- *‘Planning policies should sustain compliance with and contribute towards CU limited values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan’.*
- *New and existing development would be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.*

2.2.2 City of York Air Quality Strategy in consultation with Andrew Gillah, principle environmental protection officer the main issues are:

To maintain the generally good air quality across the City

To reduce air pollution where monitoring highlights areas exceeding or predicted to exceed national standards.

To address air pollutants from all significant sources, including indoor air quality which is as a direct result of outdoor air pollution.

2.2.3 The mechanisms used to maintain air quality: diffuser tubes sited at key areas around the junction of A59/A1237, have recorded improvement to air quality, below mean annual objective of Nitrogen dioxide (40ug/m<sub>3</sub>). Results falling from 28.3 ug/m<sub>3</sub> to 23.1 ug/m<sub>3</sub> in 2014. All figures recorded within the villages of Nether and Upper Poppleton were therefore well below health based objective levels.

2.2.4 City of York Council is required to monitor air quality across the city and report regularly to DEFRA and take action where nationally set levels are likely to be exceeded. Monitoring is undertaken to assess levels of nitrogen dioxide, sulphur dioxide, ozone, benzene and particulates. Where exceedances exist, areas are declared as Air Quality Management Areas (AQMA) and local authorities are required to produce and Action Plan to improve air quality in the area. To the best of



our knowledge there has been no monitoring of air quality in the parishes of Nether with Upper Poppleton.

2.2.5 Noise pollution has been considered under the Population and Community Theme

## Baseline Summary

### Summary of current baseline

2.3.1 Air quality is generally good in the parishes with no significant issues.

2.3.2 The main input to air pollutants in the Poppleton Parishes is traffic. Monitoring in the parishes has highlighted that no location in the parishes are at risk of exceedances of air pollution.

2.3.2. Whilst no significant air quality issues currently exist in the Neighbourhood Area, new housing and employment provision both within the parishes and outside of the parishes has the potential to have adverse effects on air quality through increasing traffic flows, and associated levels of pollutants such as nitrogen dioxide. Areas of particularly sensitivity to increase traffic flows are likely to be on the single carriage ring road A1237, the A 59 standing traffic waiting for traffic lights to change and the area around the Academy where buses and cars wait to pick up children.

### Summary of future baseline

2.3.3 Whilst no significant air quality issues currently exist in the Neighbourhood area, new housing and employment provision both within the parishes and outside of the parishes has the potential to have adverse effects on air quality through increasing traffic flows and associated levels of pollutants such as nitrogen dioxide. Areas of particular sensitivity to increased traffic flows are likely to be

- on the A 59 from Poppleton Bar Park and Ride Scheme towards the junction and roundabout on the A1237,
- at the roundabout junction of the A 1237 and Poppleton Park,
- Boroughbridge Road and the A 59 to Harrogate.

This is likely to be offset in part by measures implemented through:-

1. The City of York Local Air Management Team;
2. The reduction in use of private car being replaced by the Park and Ride electric bus service;
3. The delivery of future infrastructure , including potentially the duelling of the bypass A1237; to support strategic development taking place in the wider area and;
4. The improved fuel economy and efficiency of vehicles.

In the light of these elements, air quality has been scoped out for the purposes of the SEA process.

### 3. Biodiversity

SEA Theme	Focus of Theme
Biodiversity	Habitats
	Species
	Nature of conservation designation
	Geological features

#### Green Infrastructure

Designated Nature Conservation Sites in Poppleton Neighbourhood Plan Area

August 2016

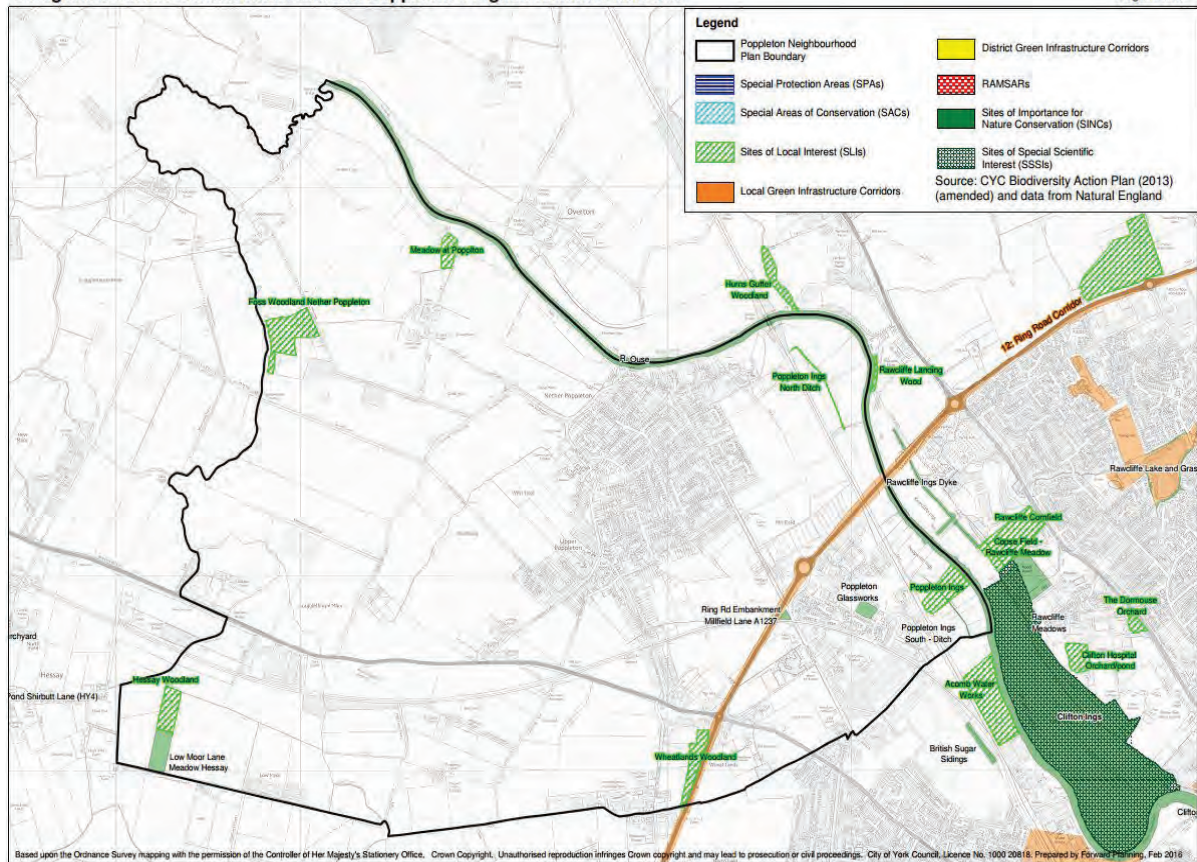


Figure 2

Please note that by double clicking on the map you will be able to see the map in greater detail as it will revert to the original image.

### 3.1 Headline sustainability issue: Biodiversity

Parts of the Neighbourhood area of local biodiversity sensitivity. This is due to the rural nature of 80% of the parished areas.

A number of conservation projects have been undertaken in the parishes to preserve trees, increase habitat diversity and protect rare species.

Areas of biodiversity value within the Neighbourhood Area should be protected and enhanced. Their integrity should also be supported through improved ecological connections in the plan area, including through the provision of green infrastructure enhancements. ( Map : green infrastructure)

The integrity of the Biodiversity Action Plan Habitats present in and around the Neighbourhood Plan Area should be supported through the Neighbourhood Plan, with due regard to the key habitats and species present in these area.

Biodiversity includes the wooded areas where a wide variety of native species has protected against diseases such as Dutch Elm and Ash Die Back.

The Ancient hedgerows are a vital part of the biodiversity and form an important green infrastructure.

### 3.2 Sustainability context

3.2.1 At the European level, the EU Biodiversity Strategy<sup>2</sup> was adopted in May 2011 in order to deliver an established new European-wide target to 'halt the loss of biodiversity and the degradation of ecosystems services in the EU by 2020'.

#### 3.2.2 Key messages from the National Planning Policy Framework (NPPF) include:

- Contribute to the Government's commitment to halt the overall decline in biodiversity by minimising impacts and achieving net gains in biodiversity where possible.
- Promote the 'preservation, restoration and recreation of priority habitats, ecological networks, and the 'protection and recovery of priority species'. Plan for biodiversity at the landscape-scale across local authority boundaries.
- Set criteria-based policy for the protection of internationally, nationally and locally designated sites, giving weight to their importance not just individually but as part of a wider ecological network.
- Take account of the effects of climate change in the long term. Adopt proactive strategies to adaptation and manage risks through adaptation measures including green infrastructure (i.e. 'a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities').
- Plan positively for 'green infrastructure' as part of planning for ecological networks'.
- Protect high quality open spaces or mitigate their loss unless a lack of need is established.

3.2.3 The Natural Environment White Paper (NEWPO)<sup>3</sup> sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being. It was in part a response to the UK's failure to halt and reverse the decline in biodiversity by 2010 and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape approach to protecting and enhancing

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<sup>2</sup> European Commission (2011) Our Life insurance, our natural capital, an EU biodiversity strategy to 2020(online).

<sup>3</sup> Defra (2012) The Natural Choice: securing the valued of nature (Natural Environment White Paper) on line.

biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources, sustain each other and markets, business and Government better reflect the value of nature. It includes commitments to

- Halt biodiversity loss, support function ecosystems and established coherent ecological networks by 2020.
- Establish a new voluntary approach to biodiversity offsetting to be tested in pilot areas;
- Enable partnerships of local authorities, local communities and landowners, the private sector and conservation organisations to establish new Nature Improvement areas; and
- Address barriers to using green infrastructure to promote sustainable growth.

### 3 Baseline Summary

#### Summary of Current Baseline

3.3.1 There are no international designated sites for nature conservation interest at present within 2-5km in the Neighbourhood Area.

3.3.2 Various areas, within the scope of the Neighbourhood Plan have, however, been designated to protect habitats, species, nature conservation and river bank features.

3.3.3 The Conservation Areas of Nether Poppleton and Upper Poppleton were designated in 1993 and increased in 2005. Each of the areas has special characteristics, enhanced by the historic layout of roads, paths, hedges and green spaces. Parts of the Conservation Areas also include wooded areas covered by Tree Preservation Orders. These not only protect the woodland but also the under mantle of wild flowers and dense scrub. This provides habitats for insects and vertebrates and hunting grounds for bats, birds and the like. These are more closely illustrated in the heritage section of the scoping report.

3.3.4 Wheatlands Educational Woodland Trail conserves and enhances the rich heritage and amenity value of the countryside, demonstrates good practice and improves the biodiversity in the area by conservation and creating habitats.

3.3.5 The Village Green adjacent to the Park and Ride site on the A59 has been allowed to develop into a “wild flower meadow” creating further habitats for insects and wild life.

3.3.6 Warren Lea and the adjacent area are natural woodlands, flanking an un-named stream. Samplings of the stream showed the presence of invertebrate fauna of freshwater shrimp, non-biting midge larvae, flatworms and snails. Evidence also indicates the presence of roosting bats together with hedge row and woodland birds. The whole area is covered with wild flowers, including wild garlic, giant bell flower, nettle, buttercup and rough meadow grass.

3.3.7 The banks of the river Ouse provide ideal sites for osiers, willow and other bushes to grow. These in turn provide habitats for wild fowl, otters and insects to proliferate and hunting ground for birds.

3.3.8 Other open spaces include the allotment fields, Upper Poppleton Village Green, Chantry Green, paddocks and play areas situated within developed areas plus the wide road side verges which are a feature of the villages. All of these together create opportunities for leisure activities.

3.3.9 The Parish Councils in addition undertake the management of significant areas of green infrastructure including village greens, river bank, Warren Lea, green swathes, meadows and paddocks. Other areas are managed by committees and working groups who are funded by the Parish Councils including the Wild Life area around the pond, the Moat Field, the Millennium Green and Orchard.

3.3.10 The parishes have a number of ancient hedgerows, which form boundary between houses, fields and streets and are still protected by the Village Design Statement.

### Summary of future baseline

3.4.1 Sites of biodiversity importance have the potential to come under increasing pressure from an increase in the wider area's population and associated development which can cause loss of habitat and impacts on biodiversity ecosystems. This may be exacerbated by the effects of climate change, which has the potential to lead to changes in the distribution and abundance of species and changes to the composition of and character of habitats.

3.4.2 Biodiversity in the plan area has the potential to continue to be affected by the economic necessity for intensive farming in the area (as facilitated by the presence of high quality agricultural land in the plan area.) There is, however, the potential for gains in biodiversity in the farmed landscape to arise as a result of the New Environmental Land Management Scheme (NELMS), which is currently being implemented.

3.4.3 Benefits of biodiversity have the potential to arise from the increasing integration of biodiversity considerations within forward planning in York, and efforts to improve green infrastructures networks in the area.

3.4.4 Where new developments do take place, retention of existing trees, bushes, hedgerow and meadows should be planned into the development.

### 3.5 What are the SEA objectives and appraisal questions that will be used to appraise the plan for the Biodiversity theme?

Table 3.1 presents the SEA objective and appraisal questions that will be used to assess the Poppleton Neighbourhood Plan in relation to the biodiversity theme.

Table 3.1 SEA Framework of objectives and appraisal questions for the biodiversity theme.

PNP SEA Objective	SEA Appraisal Question Biodiversity
Protect and enhance all biodiversity and geological features	Will the option/ proposal help to
	<ul style="list-style-type: none"> <li>• Support continued improvements to the green infrastructure</li> <li>• Support and enhance the biodiversity in the woodland areas</li> <li>• Achieve a net gain in biodiversity</li> <li>• Preserve and protect the green infrastructure for rare and protected breeding species.</li> </ul>

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## 4 Climate Change

SEA THEME	FOCUS OF THEME
Climatic factors	<ul style="list-style-type: none"> <li>• Greenhouse gas emissions by source</li> <li>• Greenhouse gas emissions trends</li> <li>• Effects of climate change</li> <li>• Climate change adaptation</li> <li>• Flood risk</li> </ul>

### 4.1 Headline sustainability issues: Climate change

- An increase in the resident population of the Neighbourhood Area (associated with the delivery of new housing and employment land) has the potential to increase overall greenhouse gas emissions.
- Road transport is an increasing contributor to greenhouse gas emissions..
- The PNP should seek to support adaptation to the risks associated with climate change in the area.

### 4.2 Sustainability context

4.2.1 In its 2007 strategy on climate change, the European Commission assesses the costs and benefits of combating climate change and recommends a package of measures to limit global warming to 2° Celsius. <sup>4</sup>In relation to energy, the Commission recommends that the EU's energy efficiency improves by 20% and the share of renewable energy grows to 20% by 2020.

### 4.3 Key messages from the National Planning Policy Framework (NPPF) include:

Support the transition to a low carbon future in a changing climate as a 'core planning principle'.

There is a key role for planning in securing radical reductions in greenhouse gases (GHG), including in terms of meeting the targets set out in the Climate Change Act 2008<sup>5</sup>. Specifically, planning policy should support the move to a low carbon future through: planning for new development in locations and ways which reduce GHG emissions;

- actively supporting energy efficiency improvements to existing buildings;
- setting local requirements for building's sustainability in a way that is consistent with the Government's zero carbon buildings policy;
- positively promoting renewable energy technologies and considering identifying suitable areas for their construction and
- encouraging those transport solutions that support reductions in greenhouse gas emissions and reduce congestion.

Direct development away from areas highest at risk of flooding, with development 'not to be allocated if there are reasonably available sites appropriate for the proposed

<sup>4</sup> Commission of the European Communities ( 2007) Limiting Global Climate Change to two degrees Celsius. The way ahead for 2020 and beyond ( on line)

<sup>5</sup> The Climate Change Act 2008 sets targets for greenhouse gas emissions (GHG) reductions through action in the UK of at least 80%

development in areas with a lower probability of flooding'. Where development is necessary, it should be made safe without increasing levels of flood risk elsewhere.

Take account of the effects of climate change in the long term, taking into account a range of factors including flooding. Adopt proactive strategies to adaptation and manage risks through adaptation measures including well planned green infrastructure.

4.2.2 The Flood and Water Management Act<sup>6</sup> highlights that alternatives to traditional engineering approaches to flood risk management include:

- Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings)
- Utilising the environment in order to reduce flooding, for example through the management of land to reduce runoff and through harnessing the ability of wetlands to store water
- Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere
- Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion
- Creating sustainable drainage systems (SuDS)<sup>7</sup>

4.2.3 Further guidance is provided in the document Planning for SuDS.<sup>8</sup> This report calls for greater recognition of the multiple benefits that water management can present. It suggests that successful SuDS are capable of 'contributing to local quality of life and green infrastructure'.

## 4.3 Baseline summary

### Summary of current baseline

4.3.1 The outcome of research on the probable effects of climate change in the UK was released in 2009 by the UK Climate Projections (UKCP09) team<sup>9</sup>. UKCP09 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models. Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction.

4.3.2 As highlighted by the research, the effects of climate change for Yorkshire and the Humber by 2050 for a medium emissions scenario<sup>10</sup> are likely to be as follows:

the central estimate of increase in winter mean temperature is 3.4 °C and an increase in summer mean temperature of 3.9°C; and  
the central estimate of change in winter mean precipitation is 24% and summer mean precipitation is 1%.

4.3.3 Resulting from these changes, a range of risks may exist for the Poppleton Neighbourhood Area. These include:

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<sup>6</sup> Flood and Water Management Act (2010)(on line)

<sup>7</sup> The provisions of Schedule 3 to the Flood and Water Management Act 2010 will come into force on 10 Oct 2012 and makes it mandatory for any development in England or Wales to incorporate SuDS

<sup>8</sup> CIRIA (2010) Planning for SuDS making it happen (on line)

<sup>9</sup> The Data was released on 18 June 2009.

<sup>10</sup> UK Climate Projections (2009) South West 2050 Medium Emissions Scenario ( on line)

- increased incidence of heat related illnesses and deaths during the summer;
- increased incidence of illnesses and deaths related to exposure to sunlight (e.g. skin cancer, cataracts);
- increased incidence of pathogen related diseases (e.g. legionella and salmonella);
- increase in health problems related to rise in local ozone levels during summer;
- increased risk of injuries and deaths due to increased number of storm events;
- effects on water resources from climate change;
- reduction in availability of groundwater for abstraction;
- adverse effect on water quality from low stream levels and turbulent stream flow after heavy rain;
- increased risk of flooding, including increased vulnerability to 1:100 year floods;
- changes in insurance provisions for flood damage;
- a need to increase the capacity of wastewater treatment plants and sewers;
- a need to upgrade flood defences;
- soil erosion due to flash flooding;
- loss of species that are at the edge of their southerly distribution;
- spread of species at the northern edge of their distribution;
- deterioration in working conditions due to increased temperatures;
- changes to global supply chain;
- increased difficulty of food preparation, handling and storage due to higher temperatures;
- an increased move by the insurance industry towards a more risk-based approach to insurance underwriting, leading to higher cost premiums for business;
- increased demand for air-conditioning;
- increased drought and flood related problems such as soil shrinkages and subsidence;
- risk of road surfaces melting more frequently due to increased temperature; and
- flooding of roads.

4.3.4 In terms of flood risk, fluvial flooding is not an issue for Upper or Nether Poppleton villages. A small area to the north and east of the settlement is within a Flood Zone 3, which denotes a High Probability of flooding (i.e having a 1 in 100 or greater annual probability of flooding). Fluvial flood risk is not a significant issue for other built up areas in the parishes. In recent years only one riverside property has been flooded.

4.3.5 In terms of surface water flooding, according to the Environment Agency, the risk of flooding from surface water is very low to low



4.3.6 In relation to greenhouse gas emissions, source data from the Department of Energy and Climate Change<sup>11</sup> suggests that Yorkshire and the Humber has had consistently higher per capita emissions than regionally and nationally since 2005. This region has however seen a reduction in emissions per capita between 2005 and 2012 (2.3 t CO<sub>2</sub>).

**Table 4.1** Carbon dioxide emissions and sources, plus emissions per capita, 2005-2012

	Industrial and Commercial (t CO <sub>2</sub> )	Domestic (t CO <sub>2</sub> )	Road and Transport (t CO <sub>2</sub> )	Total (t CO <sub>2</sub> )
<b>North Yorkshire</b>				
2005	4.0	2.9	3.9	10.9
2006	3.9	2.9	3.9	10.8
2007	3.8	2.8	4.0	10.7
2008	3.6	2.8	3.6	10.1
2009	3.3	2.6	3.5	9.4
2010	3.5	2.8	3.4	9.7

	Industrial and Commercial (t CO <sub>2</sub> )	Domestic (t CO <sub>2</sub> )	Road and Transport (t CO <sub>2</sub> )	Total (t CO <sub>2</sub> )
2011	3.2	2.4	3.4	9.0
2012	3.3	2.6	3.3	9.3
<b>England</b>				
2005	3.0	2.5	1.7	7.2
2006	3.0	2.5	1.7	7.2
2007	2.8	2.4	1.7	6.9
2008	2.7	2.4	1.6	6.7
2009	2.4	2.2	1.5	6.1
2010	2.5	2.3	1.5	6.3
2011	2.3	2.0	1.5	5.7
2012	2.4	2.2	1.4	6.0

4.3.7 In relation to CO<sub>2</sub> emissions by end user between 2005 and 2012, whilst the data indicates a decrease in overall emissions, North Yorkshire still has significantly higher per capita emissions from the Road and Transport category than England comparators.

<sup>11</sup> Department of Energy and Climate Change (2012) official statistics. Local Authority carbon dioxide emissions (online)

## 4.4 Summary of future baseline

4.4.1 Climate change has the potential to increase the occurrence of extreme weather events in the Neighbourhood Area, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. This is likely to increase the risks associated with climate change (including surface water flooding) with an increased need for resilience and adaptation.

4.4.2 In terms of climate change mitigation, per capita emissions are likely to continue to decrease as energy efficiency measures, renewable energy production and new technologies become more widely adopted. However increases in the built footprint of the parish may lead to increases in overall emissions.

## 4.5 What are the SEA Objectives and appraisal questions that will be used to appraise the plan for the Climate Change environmental theme?

Table 4.2 presents the SEA Objectives and appraisal questions that will be used to appraise the PNP in relation to the Climate Change theme.

**Table 4.2** SEA Framework of objectives and appraisal questions for the Climate Change theme

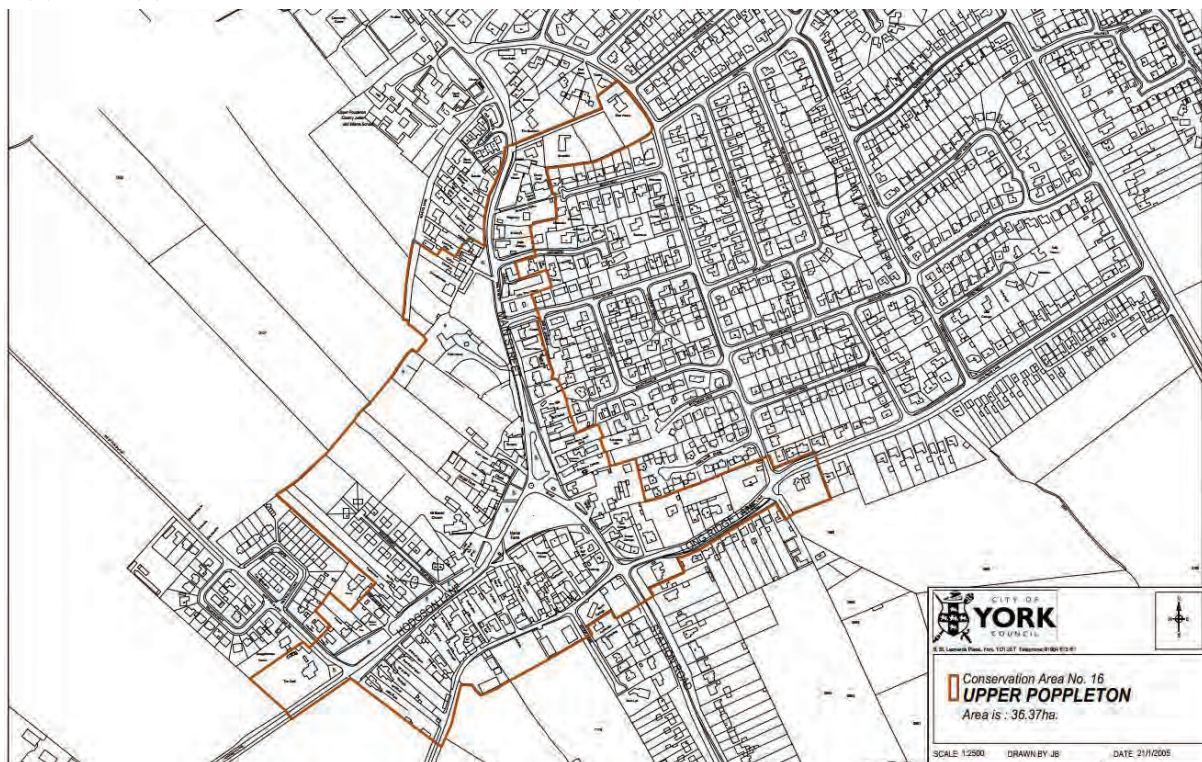
PNP SEA Objective	SEA Appraisal Question Climate Change
Promote climate change mitigation in the Neighbourhood Area	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Limit the increase in the carbon footprint of the plan area from population growth?</li> <li>• Promote the use of sustainable modes of transport, including walking, cycling and public transport and reduce the need to travel?</li> <li>• Increase number of new developments meeting sustainable design criteria?</li> <li>• Generate energy from low or zero carbon sources?</li> <li>• Reduce energy consumption from non-renewable resources?</li> </ul>
Support the resilience of the Poppleton Parishes to the potential effects of climate change	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Ensure that no development takes place in areas at higher risk of flooding, taking into the likely effects of climate change into account?</li> <li>• Improve green infrastructure networks in the plan area to support adaptation to the potential effects of climate change?</li> </ul>

	<ul style="list-style-type: none"><li>• Sustainably manage water run-off, ensuring that the risk of flooding is not increased (either within the plan area or downstream) and where possible reduce flood risk?</li></ul>
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## 5 Historic environment and Landscape

SEA Theme	Focus of Theme
Historic environment and landscape	Designated and non-designated sites and areas Setting of cultural heritage assets Landscape and rural quality Archaeological assets Conservation areas

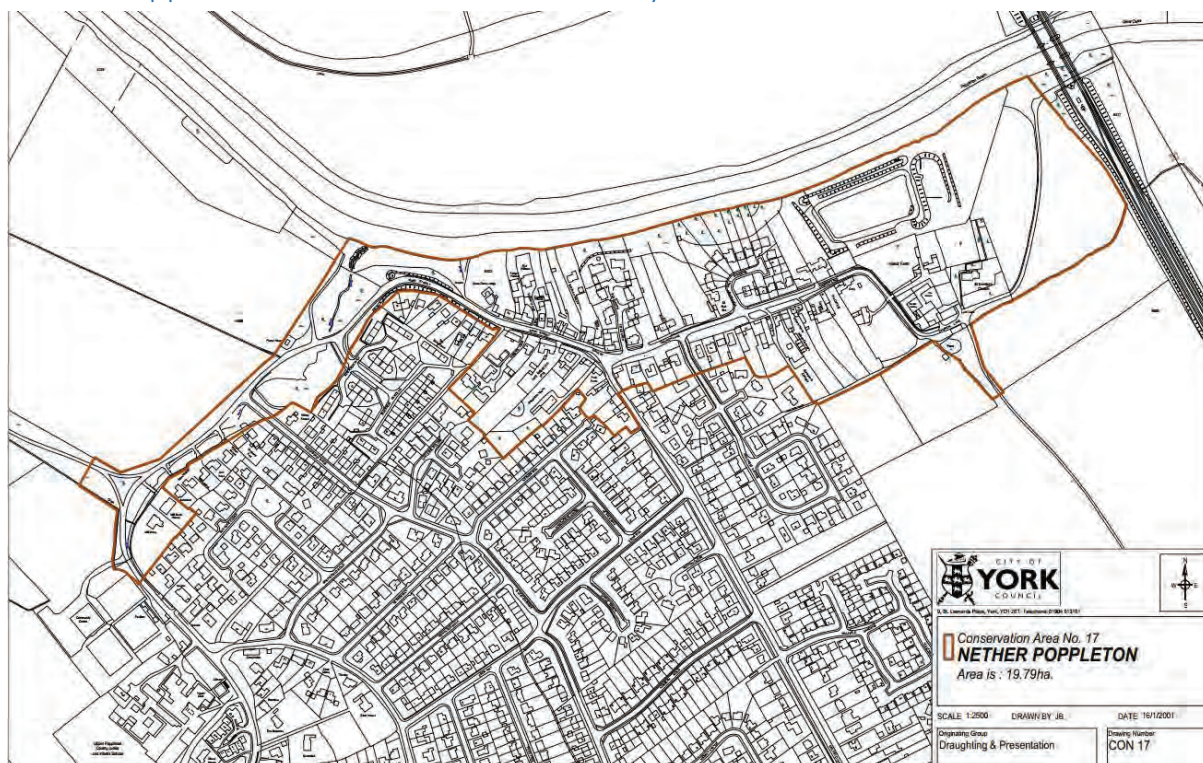
### Upper Poppleton Conservation Area Boundary 2006



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Please note that by double clicking on the map you will revert to the original document scale

## Nether Poppleton Conservation Area Boundary 2001



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### 5.1 Headline sustainability issues: Historic environment and landscape.

- The City of York has a rich heritage being a major ecclesiastical administrative centre
- Two old village core settlements have a history of settlement dating back 4000 years.
- The parishes have a rich historic environment, linked to the Nether Poppleton evolution as an ecclesiastical site in the 6<sup>th</sup> century.
- Some of the buildings in the original settlements are Grade 2 listed with specific features noted in the Village Design Statement, none are on the 'at risk' register
- New development **within** the villages should maintain the historic character, setting and identity the settlements.
- New developments in the parished areas have the potential to lead to both beneficial and adverse effects on the historic environment, including changes which affect the setting of cultural heritage assets and landscapes/townscapes.

### 5.2 Sustainability context

#### 5.2.1 Key messages from the National Planning Policy Framework (NPPF) include:

- Protect and enhance valued landscapes, giving particular weight to those identified as being of national importance.
- Heritage assets should be recognised as an 'irreplaceable resource' that should be conserved in a 'manner appropriate to their significance', taking account of the wider social, cultural, economic and environmental benefits' of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.
- Set out a 'positive strategy' or the 'conservation and enjoyment of the historic environment', including those heritage assets that are most at risk.

- Develop ‘robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics’.
- Consider the effects of climate change in the long term, including in terms of landscape. Adopt ‘proactive strategies’ to adaptation and manage risks through adaptation measures including well planned green infrastructure.

5.2.2 The Government’s Statement on Historic Environment for England<sup>12</sup> sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

## 5.3 Baseline summary

### Summary of current baseline

5.3.1 The rich historic environment of the Nether and Upper Poppleton villages is recognised by the designation given to listed buildings and scheduled monuments by Historic England (as statutory consultee) and by recognition of historic village greens, defined Conservation Areas, and protected wildlife areas. Planning conditions and protective mechanisms are imposed by City of York Planning system and related bodies.

5.3.2 Two conservation areas exist one in each of the coalesced villages. They have been extended when appropriate and include a number of dwellings dating back to the 17<sup>th</sup> century which are still in use today.

5.3.3 The conservation areas and the historic environment are protected through the planning system, via conditions imposed on developers and other mechanisms.

5.3.4 There are 17 Grade II listed buildings or features within the two villages, namely:-

#### **Nether Poppleton**

St Everilda’s Church (Grade II\*) of 12 century origin on a Saxon foundation, Manor Farmhouse with a medieval dovecote, Kilburn House, Bankside, School House, Dodsworth Hall, Hall Garth, Priory House and the Garage at Manor Farm, The Tithe Barn (restored) is one of the earliest surviving buildings retaining part of the original timber “Post and Frame” construction and is featured in accounts of the Civil War. The Moat Field is classified as an ancient monument site by English Heritage.<sup>13</sup>

#### **Upper Poppleton**

Model Farmhouse, Beechwood House, The Boundary Post (Shirrbutt Lane), Green View, Orchard House, Manor Farmhouse, Russett House and the Church of All Saints on the site of a former Norman Chapel of Ease.

Many of the above buildings are features in Heritage ‘at risk’ register compiled by English Heritage (2012).

5.3.5 The agricultural land around the villages is of the highest grade 1 and 2 on the map provided by City of York, commissioned from Defra (Map 5 and enlargement)

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<sup>12</sup>HM Government (2010). The Government’s Statement on the Historic Environment for England( on-line)

<sup>13</sup> Historic England Natural Heritage List for England .[www.historicengland.org.uk](http://www.historicengland.org.uk)

5.3.6 In terms of landscape, green wedges are a characteristic feature of York, extending as large tracts of undeveloped land from the countryside into the City, enhancing the setting of the Historic City and allowing open views of the Minster.

#### 5.4 Summary of future baseline

5.4.1 New development areas in the Poppleton parishes have the potential to impact on the fabric and setting of cultural heritage assets. This may be through inappropriate design and layout. It should be noted however, that existing historic environment designation and Local Plan policies will offer a degree of protection to cultural heritage assets and their settings. New development need not be harmful to the significance of a heritage asset and with sensitivity, may be an opportunity to enhance the setting of an asset and better reveal its significance.

5.4.3 New development has the potential to lead to incremental but small changes in rural nature and landscape quality around the Neighbourhood Area. This may manifest as the loss of landscape features, for example hedgerows, and their visual impact. There is also the potential for the quality of landscape to be affected in the vicinity of the road network due to incremental growth in traffic.

5.4.5 York is one of only six towns in England that has a Green Belt whose primary purpose is to safeguard the special character and setting of an historic town ( Historic England)

### 5.5 What are the SEA objectives and appraisal questions that will be used to assess the plan for the Historic Environment and Landscape there?

Table 5.1 presents the SEA objectives and appraisal questions that will be used to assess the Poppleton Neighbourhood Plan in relation to the Historic Environmental and Landscape theme.

Table 5.1. SEA Framework of objectives and appraisal questions for Historic Environment and Landscape theme.

Poppleton SEA Objective	Will the option / proposal help to
Protect maintain and enhance Poppleton’s cultural heritage resource, including its historic environment and archaeological assets.	Conserve and enhance cultural heritage assets and their settings? Conserve and enhance local diversity and distinctiveness? Support the integrity of the historic setting of key features including the churches, and landscape heritage of hedgerows? Support access to, interpretation and understanding of the historic environment?
Protect and enhance the character and quality of landscape and rural- scape	Conserve and enhance landscape and rural features? Support the integrity of the setting of the key heritage features including St Everilda’s Church and the protected listed buildings and features and the conservation areas? Protect the ancient hedgerows and green infrastructure that is part of the cultural heritage of the villages?

## 6 Land, Soil and Water resources

SEA Theme	Focus of Theme
Land, Soil and Water Resources	Soil Resources Soil Quality Waste Management Water Courses Water availability Water Quality

### 6.1 Headline sustainability issues : Land, soil and water resources

- Most of the undeveloped land present within the Neighbourhood Plan area is classified as being of the highest grade agricultural quality and versatility. Where possible, new development should be directed away from areas classified as the best and most versatile agricultural land in the plan. (Map 6 shows the land classification surrounding the Poppleton area)
- The villages are surrounded by highly productive grade 1 and 2 agricultural land.( Map 6)
- The Poppleton Neighbourhood Plan should promote the use of previously developed land (brownfield sites) in the Neighbourhood Area.
- Developers should be encouraged to adopt sustainable construction practices, including handling waste, recycling and disposal in a sustainable manner as part of a life cycle approach to resource use.
- Where there is the potential for soil contamination on a brownfield site it should be treated by appropriate means prior to construction.
- Reduction of rapid run-off to the River Ouse should be reduced by the retention of vegetation on buildings sites as far as is viable.

### 6.2 Sustainability Context

6.2.1 The EU's Soil Thematic Strategy<sup>14</sup> presents a strategy for protecting soil resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity and food safety.

6.2.2 The Water Framework Directive<sup>15</sup> drives a catchment-based approach to water management. In England and Wales there are 100 water catchments and it is Defra's intention to establish a 'framework for integrated catchment management' across England. The Environment Agency is currently seeking to establish 'Significant Water Management Issues' within catchments with a view to presenting second River Basin Management Plans to ministers in 2015. The plans will seek to deliver the objectives of the WFD namely:

- Enhance the status and prevent the further deterioration of aquatic ecosystems and associated wetlands which depend on aquatic ecosystems;

<sup>14</sup> Defra (2009) Safeguarding our Soils: A strategy for England(online)

<sup>15</sup> Defra (2011) Water for life ( The Water White Paper) online



- Promote the sustainable use of water;
- Reduce the pollution of water, especially by 'priority' and priority hazardous substances; and
- Ensure the progressive reduction of groundwater pollution.

6.2.3 Key messages from National Planning Policy Framework (NPPF) include:

- Protect and enhance soils. The value of best and most versatile agricultural land should also be taken into account.
- Prevent new or existing development from being 'adversely affected' by the presence of 'unacceptable levels' of soil pollution or land instability and be willing to remediate and mitigate 'despoiled, degraded, derelict, contaminated and unstable land, where appropriate'.
- Encourage the effective use of land through the reuse of land which has been previously developed,' provided that this is not of high environmental value'. Whilst there is no longer a national requirement to build at a minimum density, the NPPF requires local planning authorities to 'set out their own approach to housing density to reflect local circumstances'.
- Produce strategic policies to deliver the provision of a variety of infrastructure, including that necessary for water supply.
- With regards to waste, the NPPF does not contain any specific waste policies as waste planning policy will be published as part of the National Waste Management Plan.<sup>16</sup>

6.2.4 Other key documents at the national level include Safeguarding our Soils<sup>17</sup>: Strategy for England, which sets out a vision for soil use in England, and the Water White Paper<sup>18</sup>, which sets out the Government's vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources. In terms of waste management, the Government Review of Waste Policy<sup>19</sup> in England recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

## 6.3 Baseline summary

### **6.3 Summary of current baseline**

6.3.1 The Agricultural Land Classification classifies land into five grades ( plus 'non-agricultural and 'urban') where grades 1 to 3a are the 'best and most versatile' lands and grades 3b to 5 are of poorer quality.

6.3.2 In terms of the location of the best and most versatile agricultural land, detailed classification has been carried out in the Neighbourhood Plan area and a map produced by City of York Council illustrates the quality of the land described above.

6.3.3 There is a household waste and green recycling centre situated at the Yorwaste Site in Rufforth the adjoin Parish to Poppleton.

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<sup>16</sup> Defra (2011) Government Review of Waste Policy in England (online)

<sup>17</sup> Defra (2009 Safeguarding Soils

<sup>18</sup> Water for Life ( the Water White Paper) on line

<sup>19</sup> Defra ( 2011) Government Review of Waste Policy in England ( on line)

6.3.4 A proposal for a waste disposal of building waste materials is proposed at Dutton Farm, in the parish of Upper Poppleton.

6.3.5 The River Ouse and its tributaries flow to the north of the villages and are an important source of domestic water supply in the area.

6.3.6 There is a sewage and effluent treatment centre on the opposite side of the river to Poppleton Park which forms part of the area. There is a constant issue with smells associated with this plant. The sanitised effluent is discharged into the River Ouse.

#### **6.4 Summary of future baseline**

6.4.1 In the absence of a adopted Local plan, and the lack of protection because this is an emerging Neighbourhood Plan, there is already pressure from developers to build on greenfield land available in the designated area due to the likely growth in the local population and economy which will make such development attractive. Development in the plan area may have the potential to lead to the loss of some areas of the best and most versatile agricultural land including grade 2 agricultural land, although this is uncertain. All the areas are situated within the interim green belt.

6.4.2 York is one of only six towns in England that has a Green Belt whose primary purpose is to safeguard the special character and setting of an historic town ( Historic England)

6.4.3 Due to increasing legislative and regulatory requirement, there are increasing pressures to improve recycling and composting rates.

6.4.4 In terms of water quality, the requirements of the Water Framework Directive are likely to lead to continued improvements to water quality in watercourses in the wider area. Water quality is also likely to continue to be affected by pollution incidents in the area, the presence of non-native species and physical modification to water bodies.

6.4.5 Water availability in the wider area is not considered as an issue. This may therefore be scoped out of the report.

### What are the SEA Objectives and appraisal question that will be used to assess the plan for the land, soil and water resources theme?

Table 6.1 presents the SEA objectives and appraisal questions that will be used to assess the Poppleton Neighbourhood Plan in relation to the Land, Water and Soil Resources theme.

Table 6.1. SEA Framework of objectives and appraisal questions for Land, Water and Soil Resources theme.

Poppleton SEA Objective	Will the option / proposal help to
Ensure the efficient use of land	Promote the use of previously developed Land? Protect valuable grade 1 and 2 agricultural land and the rural landscape?
Promote sustainable waste management solutions that encourage the reduction , re-use and recycling of waste	Reduce the amount of waste produced? Encourage recycling of materials and minimise consumption of resources during construction?
Use and manage water resources in a sustainable manner.	Support improvements to water quality? Minimise water wastage?

Full Greenbelt Area and interim greenbelt in relation to Neighbourhood Plan Areas in sold green represent paddocks, allotment, village greens, verge swathes, woodland nature reserves and recreational space.

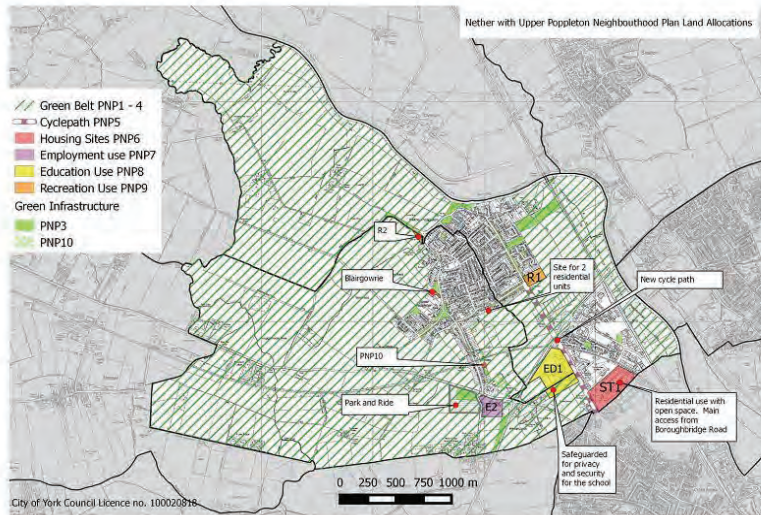


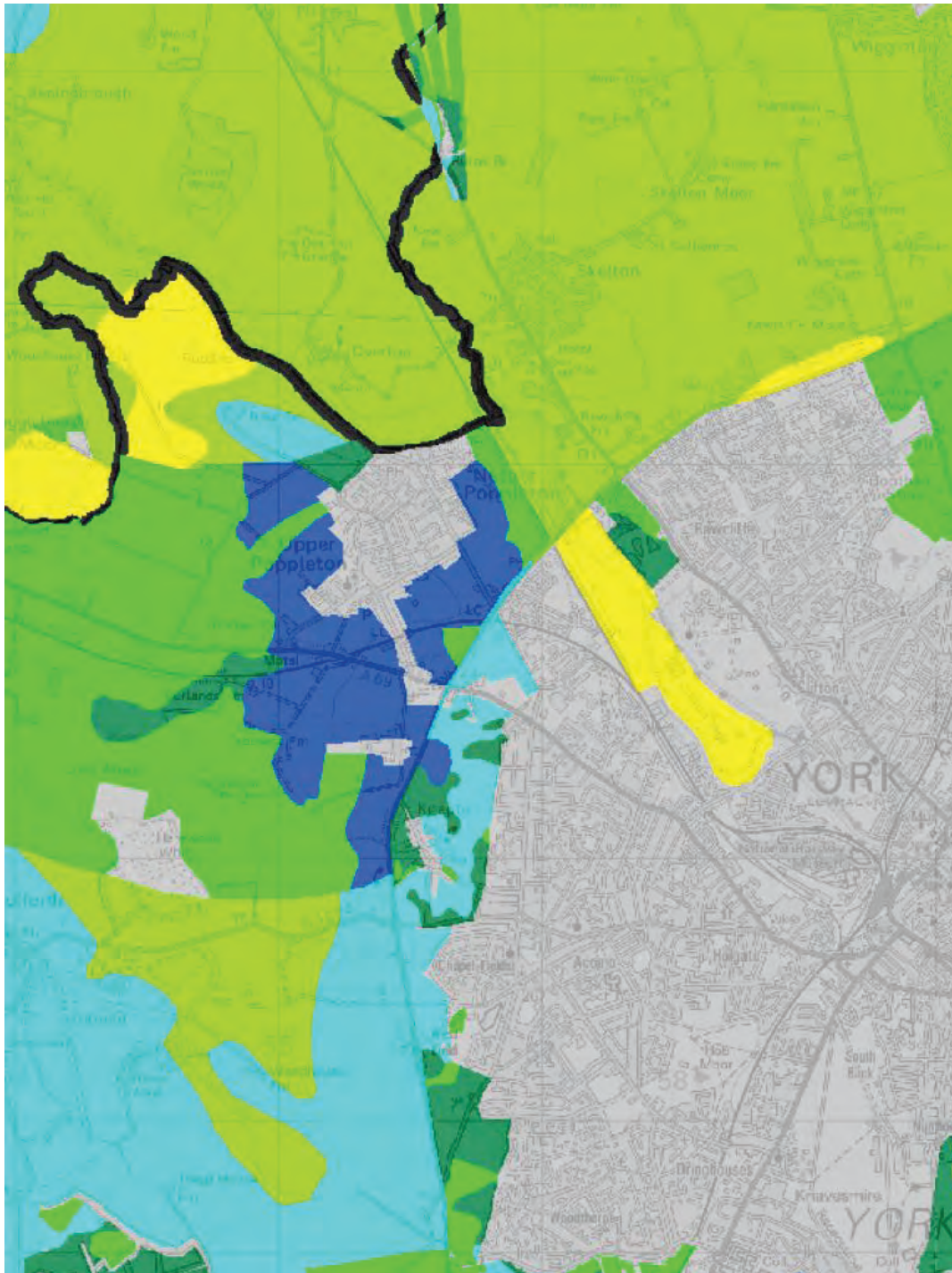
Figure 3

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Please note that by double clicking on the map you will revert to a larger copy in the original diagram.

Map 6 extract around the Poppletons DEFRA Agricultural Land quality Dark Blue Grade1, Turquoise Grade 2.( Full map at the end of the scoping document.) Black line is part of the parish boundary.

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## 7 Population and community

SEA Theme	Focus of Theme
Population and Community	Population Size
	Population Density
	Age Structure
	Deprivation
	House Prices and affordability
	Homelessness
	Education and Skills
	Health Indicators
	Noise Pollution

### 7.1 Headline sustainability issues: Population and Community

- Recent population growth in the Neighbourhood Area has been significant.
- The Neighbourhood Area does not experience high level of deprivation
- The population of the Neighbourhood area is well qualified by comparison to other areas
- Indicators suggest that levels of health are good in the parish with an ageing population
- Investment in open space, sports facilities, walking and cycling infrastructure should be supported in order to encourage increased physical activity.
- Housing that supports independent living for an ageing population is important.
- Affordable housing in good surroundings with appropriate amenities and services is important.
- Noise levels from traffic on major roads should be reduced by using surfaces that absorb sound.

### 7.2 Sustainability context

#### 7.2.1 Key messages from the National Planning Policy Framework (NPPF) include:

- To 'boost significantly the supply of housing', local planning authorities should meet the 'full objectively assessed need for market and affordable housing' in the York area. They should prepare a strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing markets areas across administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.
- With a view to creating 'sustainable, inclusive and mixed communities' authorities should ensure provision of affordable housing onsite or externally where robustly justified.
- In rural areas, when exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly with respect to affordable housing.

- The NPPF attaches great importance to the design of the built environment. It explains how good design is key aspect in sustainable development, and how development should improve the quality of the area over its lifetime, not just in the short term. Good architecture and landscaping are important, with the use of design codes contributing to the delivery of high quality outcomes. Design should reinforce local distinctiveness, raise the standard more generally in the area and address the connections between people and places.
- The social role of the planning system involves ‘supporting vibrant and healthy communities’.
- The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
- Ensure that development create safe and accessible environment where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high quality public spaces which encourage the active and continual use of public area.
- Ensuring that there is a ‘sufficient choice of school places’ is of ‘great importance’ and there is a need to take a ‘proactive and collaborative approach’ to bringing forward development that will widen choice in education’.
- A core planning principle is to ‘take account of and support local strategies to improve health social and cultural wellbeing for all’.
- Set out the strategic policies to deliver the provision of health facilities.
- Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- Planning policies should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life.

7.2.2 The Select committee of Public Service and Demographic Change report *Ready for Ageing?*<sup>20</sup> warns that society is underprepared for the ageing population. The report says that ‘longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises’. The report says that the housing market is delivering much less specialist housing for older people than is needed. Central and local government, housing associations and house builders need urgently to plan how to ensure that the housing needs of the older population are better addressed and to give as much priority to promoting an adequate market and social housing for older people as is given to housing for younger people.

7.2.3 In relation to other key national messages in relation to health, *Fair Society, Healthy Lives* (the Marmot Review<sup>21</sup>) investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is ‘overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities’.

7.2.4 The increasing role that local level authorities are expected to play in producing health outcomes is demonstrated by recent Government legislation. The Health and Social Care Act 2012 transfers responsibility for public health from the NHS to local government, giving local authorities a

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<sup>20</sup> Select Committee on Public Service and Demographic Change ( 2013) *Ready for Ageing?*( On line)

<sup>21</sup> The Marmot Review(2011) *The Marmot Review Implications for Spatial Planning* (on line)

duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions.

### 7.3 Baseline Summary

#### Summary of current baseline

The Poppleton Age Structure is illustrated in Figure 7.1, which is based on the 2011 census figures as supplied by the Office of National Statistics, and Figure 7.3 where the age group spans have been made more regular and the numbers expressed as a percentage of the total population.

This shows an average age in the villages of 45 years with a high number of retired people over 65 years, but lower numbers of young families in their 20s and 30s. It is worth mentioning that Nether Poppleton, in particular Poppleton Park, has a younger age structure than Upper Poppleton. The needs of the young and the elderly are reflected in the community needs assessment of the villages that follows.

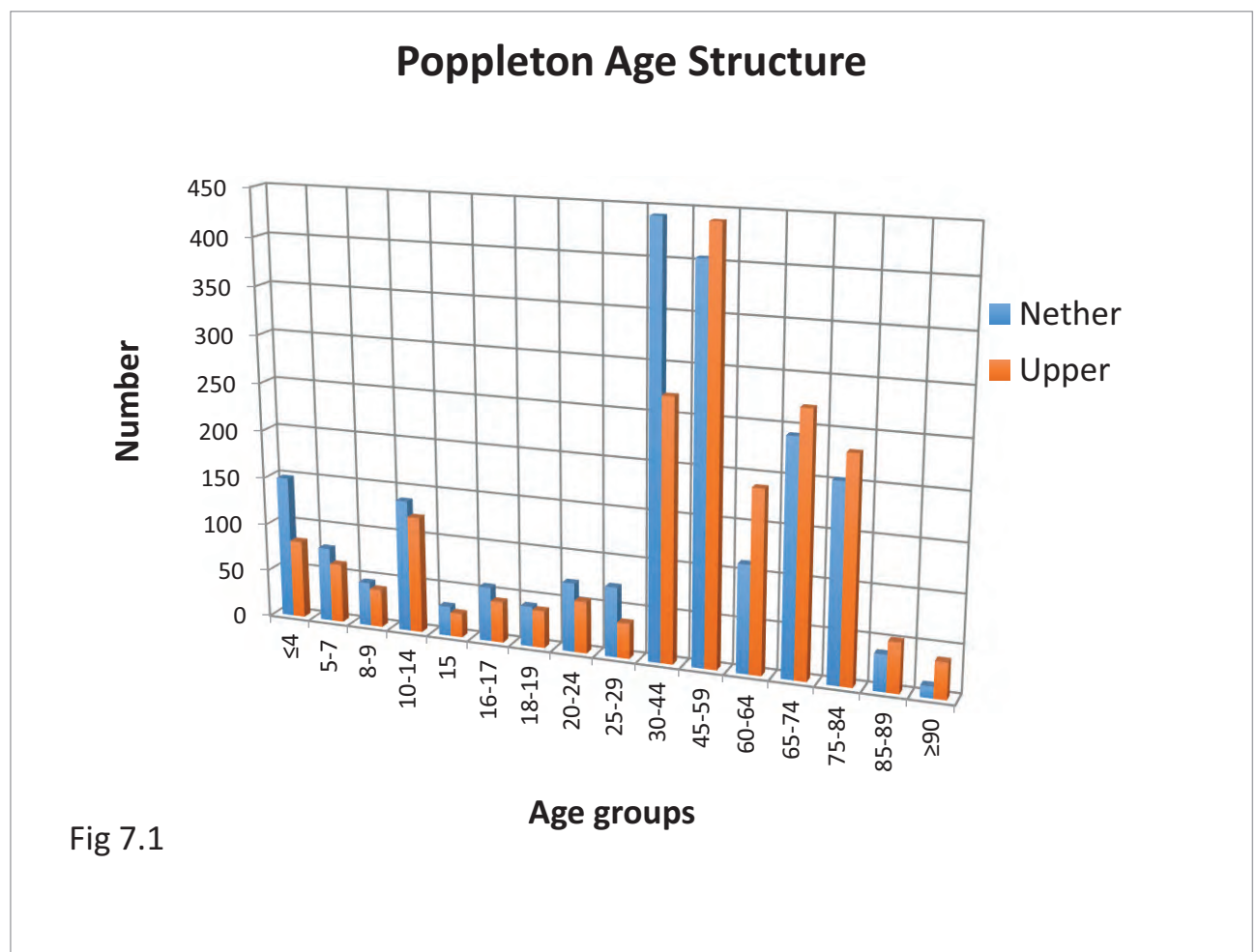


Fig 7.1

### Poppleton Gender Structure

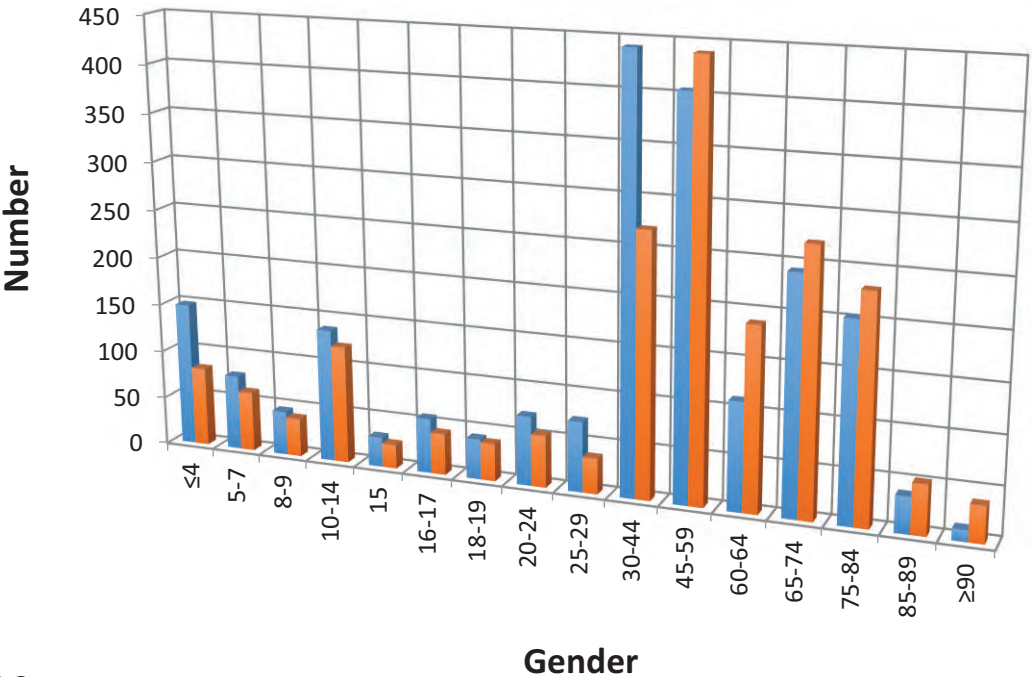


Fig 7.2

### Poppleton Age Structure as % of Total Population

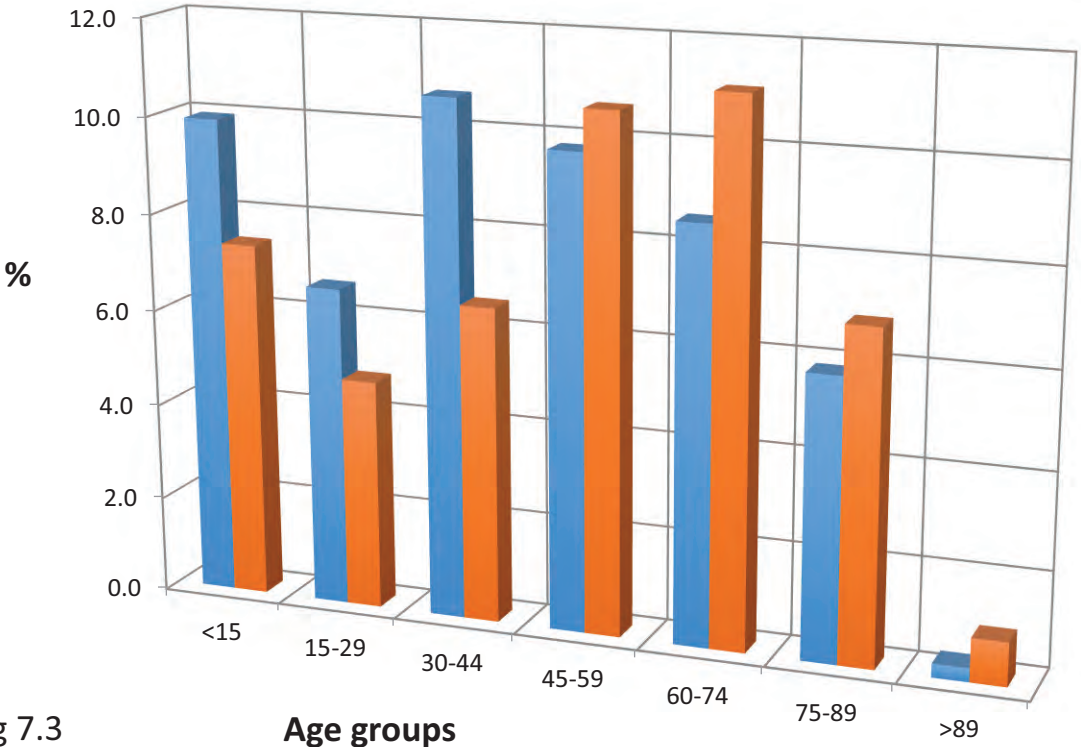


Fig 7.3



	LOWEST IN COUNTRY	LOWEST IN DIOCESE	<b>THIS PARISH</b>	HIGHEST IN DIOCESE	HIGHEST IN COUNTRY
<u>Child Poverty</u> (% of children in poverty)	0%	2%	<b>7%</b>	60%	65%
<u>Pensioner Poverty</u> (% of pensioners on low income)	0%	2%	<b>3%</b>	48%	69%
<u>Working age poverty</u> (% of adults receiving key out of work benefits)	1%	1%	<b>4%</b>	42%	60%
<u>Life expectancy (boys)</u> (life expectancy at birth)	66yrs	68yrs	<b>81yrs</b>	82yrs	88yrs
<u>Life expectancy (girls)</u> (life expectancy at birth)	70yrs	72yrs	<b>83yrs</b>	91yrs	99yrs
<u>No qualifications</u> (% of working age adults without any qualifications)	1%	7%	<b>16%</b>	55%	63%
<u>Social housing</u> (% of households living in social rented housing)	0%	1%	<b>5%</b>	68%	87%
<u>Lone parenthood</u> (lone parent families as % of all families with children)	0%	3%	<b>12%</b>	51%	67%
<u>Ethnic diversity</u> (% of population who are non-white British)	1%	1%	<b>4%</b>	53%	97%
<u>Older population</u> (% of population who are aged 65 or over)	1%	3%	<b>26%</b>	40%	5%

Poppletons' Index of Multiple Deprivation (IMD) ranking was 488 out of 12,660 (where 1 is the least deprived parish) based on data gathered from various years between 1999 and 2013<sup>22</sup>

<sup>22</sup> Office for National statistics (2011) Neighbourhood Statistics (on line)  
ONS (2011) Census 2011 Population Statistics provided by City of York Council

	<b>Socio-economic factors for Nether and Upper Poppleton.</b>
1	<b>Neighbourhood:</b> Suburban / edge of town community of 1707 households
2	<b>Population of the neighbourhood:</b> 4300 people in The Poppletons. Approximately 980 households Nether Poppleton, 880 households Upper Poppleton, 202 households in Poppleton Park, 25 outlying farms and cottages.
3	<b>Living arrangements:</b> 72% of 3344 residents live as a couple, 65% married and 7% cohabiting. Of the 28% singles, half have never married and the rest are widowed, separated or divorced.
4	<b>Young families:</b> 17% of residents are below 15 years of age. Nether Poppleton has a higher proportion of young families, due to Poppleton Park (NP 19%, UP 15%) in 2000.
5	<b>Single parent families:</b> There are 57 lone parent households (6%); 36 in Nether and 21 in Upper. Of these parents 17 are unemployed, 19 in full time and 21 in part time employment. All male lone parents are in full time employment, but only 20% of the females.
6	<b>Single person households:</b> 23% households are single person. These lie mainly in Upper Poppleton (NP 21%, UP 24%)
7	<b>Elderly people:</b> 26% residents are over 65 years (NP 23%, UP 30%) and 35% households are exclusively over 65 years old (NP32 %, UP 38%). Marginally more live in Upper Poppleton. 17% households contain people over 65 years living alone.
8	<b>Students:</b> Poppleton is a middle class area and many young people (about 5% of residents) are at university. Manor Academy has a role of 1022 in 2015 and is almost at capacity.
9	<b>Unemployment:</b> 30% of residents are economically inactive, of whom 22% are retired, 3% students, 3% home-makers, and 1% long term ill. This leaves only 1% otherwise unemployed.
10	<b>Poverty:</b> Long term unemployment is estimated at under 1% which is not high. 7.6% residents work in elementary occupations. 4% men and 9% women work less than 15 hours per week. This would suggest low levels of poverty, but not no poverty
11	<b>Affluence:</b> 90% households have cars or vans available. 87% of residents are qualified, 45% above level 4. 55% of employed are in managerial or professional occupations This would suggest a relatively affluent society
12	<b>Home ownership:</b> 87% houses are owned and over half (52%) of the houses are owned outright.
13	<b>Rented homes:</b> Only 13% of dwellings are rented, with 1% being rent free
14	<b>Ethnic mix:</b> 74% residents have a religion, 73% say this is Christian. 19% had no religion and 7% had no stated belief. Ethnicity: 98% white, mixed 1%, Asian 1% National identity: British 98%, other 2%
15	<b>Commuters:</b> Few people commute long distances eg to London although increasingly a greater percentage of resident travel to Leeds, and Manchester via the rail links to York from within the villages.
16	<b>Holiday / Tourism:</b> York is a tourist city and the Dales, Moors and coast attract many visitors. Many of the residents of the village volunteer as guides at the Minster and Local National Trust properties.

17	<b>Health and provision of unpaid care:</b> Of the 4133 residents the day to day activities of 84% were not limited by health issues, whilst 10% were limited a little and 6% limited considerably. 85% said they were in good health, whilst 12% said their health was only fair and 3% poor. 9% provided up to 20 hours of unpaid care per week and 3% more than that. There are more health issues in Upper than Nether Poppleton.
18	<b>Marginalised and excluded:</b> There is no obvious group that is marginalised or excluded in Poppleton, though there have been concerns with youths hanging about outside shops with nowhere else to go and meet friends.
19	<b>Plans for the area:</b> Building developments are proposed to increase the number of households from 1735 to 6019 adjacent to and within the parished areas if safeguarded landed is included..
20	<b>Churches:</b> Methodists, Anglican Churches All Saints and St Everilda’s, with whom we have close ties
21	<b>Community Organisations:</b> Poppleton Centre and associated clubs e.g. Tennis & bowls, Poppleton Junior Football Club, Tithe Barn, Millennium Fields, Anglican Churches : St Everilda’s & All Saints, Methodist Church, Parish Councils, Sports Day organisers, Poppleton Luncheon Club, Poppleton Live, Coffee on The Green, CAMEO , Youth Club and many others
22	<b>History:</b> a) Life of the neighbourhood - Business parks have expanded in Millfield Lane, York Business Park and Northminster. b) Life of our Church today; Increase in vision and enthusiasm, but also in average age. c) The Churches relationships with its neighbourhood: Strong links especially through Coffee on The Green. There are links with other organisations in wider York eg Carecent

## 7.4 What are the SEA Objectives and appraisal questions that will be used to appraise the plan for the Population and Communities theme?

Table 7.4 presents the SEA objectives and appraisal questions that will be used to assess the Poppleton Neighbourhood Plan in relation to the Population and Communities theme.

Table 7.4 SEA Framework of objectives and appraisal questions for the Population and community theme.

Poppleton SEA Objective	SEA appraisal questions Population and community.
Cater for existing and future residents’ needs as well as the needs of different groups in the community, and improve access to local, high quality community services and facilities	Will the option/proposal help to: <ul style="list-style-type: none"> <li>Promote the development of a range of high quality accessible community facilities?</li> <li>Encourage and promote social cohesion and encourage active involvement of local people in community activities?</li> </ul>

	<ul style="list-style-type: none"> <li>• Maintain or enhance the quality of life of existing local residents?</li> <li>• Improve the availability and accessibility of key local facilities including specialist services for disabled and older people?</li> <li>• Ensure adequate school and leisure facilities for children including sports fields and recreational space?</li> </ul>
<p>Provide everyone with the opportunity to live in good quality, affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Support the provision of a range of house types and sizes?</li> <li>• Meet the needs of ALL sectors of the community?</li> <li>• Promote the use of sustainable building techniques, including use of sustainable building materials in constructions?</li> <li>• Provide housing in sustainable locations that allow easy access to a range of local services and facilities?</li> </ul>
<p>Improve the health and wellbeing of Poppleton residents</p>	<ul style="list-style-type: none"> <li>• Promote accessibility to a range of leisure, health and community facilities, for all age groups?</li> <li>• Encourage healthy lifestyles and reduce health inequalities?</li> <li>• Provide and enhance the provision of community access to green infrastructure, in accordance with Accessible Natural Greenspace Standards?</li> <li>• Improve access to the countryside for recreation?</li> <li>• Limit noise pollution?</li> </ul>

## 8 Transport

SEA Theme	Focus of Theme
Transport	Transportation infrastructure Traffic flows and congestion Accessibility Car Ownership Travel to work

### 8.1 Headline sustainability issues: Transportation

- There is high car dependency in the Neighbourhood Area. In this context the proportion of people who travel to work by car or van is significantly high, almost half of all trips. This includes people working in the three business parks identified in the Poppleton Neighbourhood Area.
- Traffic flows through the village of Poppleton have increased during the last few years as a result of the congestion on the outer ring road around York A1237 and the A59.
- Continued enhancement to public transport, walking and cycling networks should be promoted through the Neighbourhood Plan.
- Significant road, rail and river links are associated with the Parished areas.

### 8.2 Sustainability context

8.2.1 European and UK transport policies and plans place emphasis on the modernisation and sustainability of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable growth.

8.2.2 The Current Transport Policy in the city of York aims to provide a network of Park and Ride centres on the outer Ring road A 1237 to ease congestion within the city. A new Park and Ride site on the A59 at opened on the A59 at the junction with Northfield Lane in 2015.

8.2.3 A cycle network exists to allow cyclist to travel into York from most of the outlying villages. Such a path exists within the Neighbourhood Area.

Base map of active area indicating road rail, network infrastructure adjacent to and within the village Neighbourhood Plan area.

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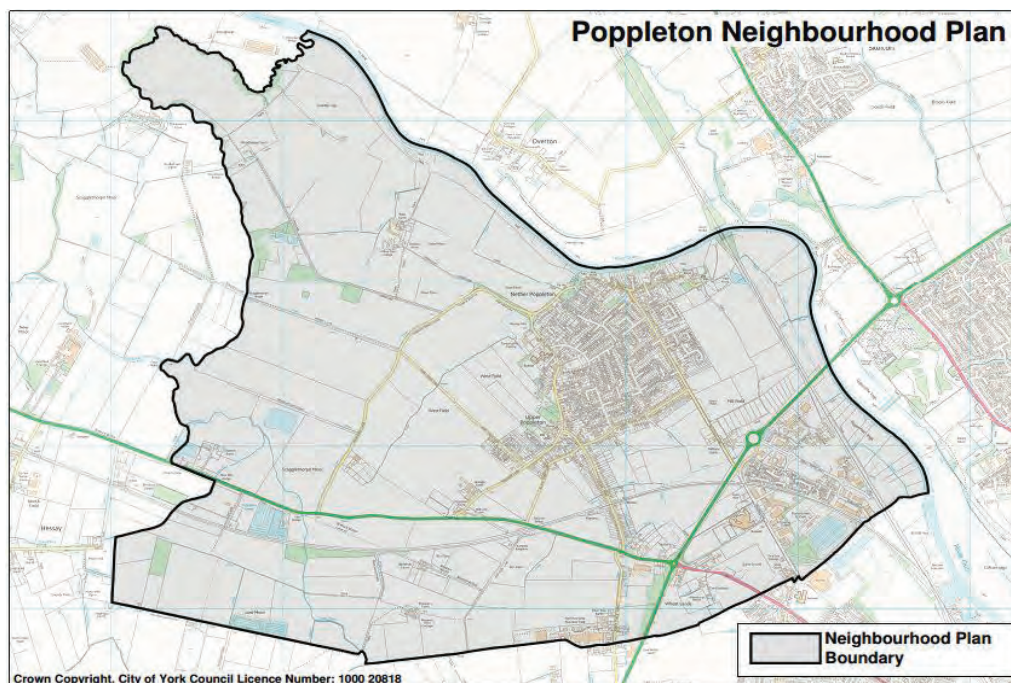


Figure 4

Please note that by double clicking on the map you will revert to the original image.

### 8.3 Baseline Summary

#### Summary of current baseline

##### **Rail network**

8.3.1 Poppleton railway station links to the City of York in 4 minutes which then links to the National Rail Network with trains on the East Coast, Cross country and Virgin rail links. The Poppleton line also connects to Harrogate and Leeds. The railway line passes through the Upper Poppleton Parish Area and is well used by commuters. It is believed that the line is due to be upgraded in the near future to electric trains. Limitation of lack of parking? No connecting bus services. Limited cycle parking facilities

## **Bus Network**

8.3.2 Poppleton has a half hour service to the City and on to Stamford Bridge but this is being reviewed. In addition there is a further services that links to the other suburbs and allows those not in possession of a car to shop at Tesco at Clifton Moor, and the Monks Cross Shopping Complex. In addition there are two Park and Ride Sites. One is site on part of the Poppleton Green – Poppleton Bar adjacent to the A59 where electric buses provide a 10 minute service into the city centre and is popular with visitors to York as it provides free parking and avoids the problems of driving in the city centre to find parking. Number of spaces 600 The other is situated 2 miles to the east - Rawcliffe Park and Ride Scheme. The latter has been in existence for a considerable time and has capacity for over 800 cars with an overflow carpark capable of increasing the capacity to 1000 cars at peak times.

The bus networks however do not link to the York Business Park (including Westminster and Rose Parks) and therefore car parking is at a premium at this site. This results in cycle paths being obstructed by vehicles.

## **Road Networks and Congestion**

8.3.3 York as a medieval city was never designed to accommodate high numbers of cars, buses and other vehicles. The single carriageway, north section of the Ring Road (A1237) was opened in 1988 but only dual carriageway on the south and east side of the City of York (A64. Congestion on the single carriageway ring road can make journey times unrealistic in rush hours traffic with an average speed as low as 10mph. Frequently traffic is at a standstill as it approaches roundabouts, particularly on the run up to Christmas and other major holiday periods. Businesses on the business parks accessed from the ring road claim that their employees and customers at peak times can experience significant delay getting onto the ring road (A1237) from the York Business park and LondonEbor Business park as well as from Manor Academy..

## **Cycle Network**

8.3.4 Cycle networks exist around the city. To the west and from within the village the cycle path is a shared space for pedestrians and cyclists. At peak times when the children are travelling to and from Manor School the path along Millfield Lane is inadequate to cope with the volume. There are junctions which are dangerous and hidden along the path, particularly at the junction with Long Ridge Lane where the cycle path stops at a potentially hazardous junction. At Poppleton Park the cycle path passes all the houses and is clearly marked as a shared space however within the village this is not the case.

## **Travel to work**

8.3.5 During the evidence gathered at the start of the preparation of the Neighbourhood Plan a questionnaire was distributed amongst the businesses occupying the three local business parks and Figure 8.1 shows how staff travelled to and from their place of work. As can be seen whilst 40% of the journey are made on foot or by cycling almost half (48%) are made by car or van indicating that these modes are and will remain critical to the local economy. (Figure 8.1 is an average and probably distorted by the new P&R at Northminster Business Park)

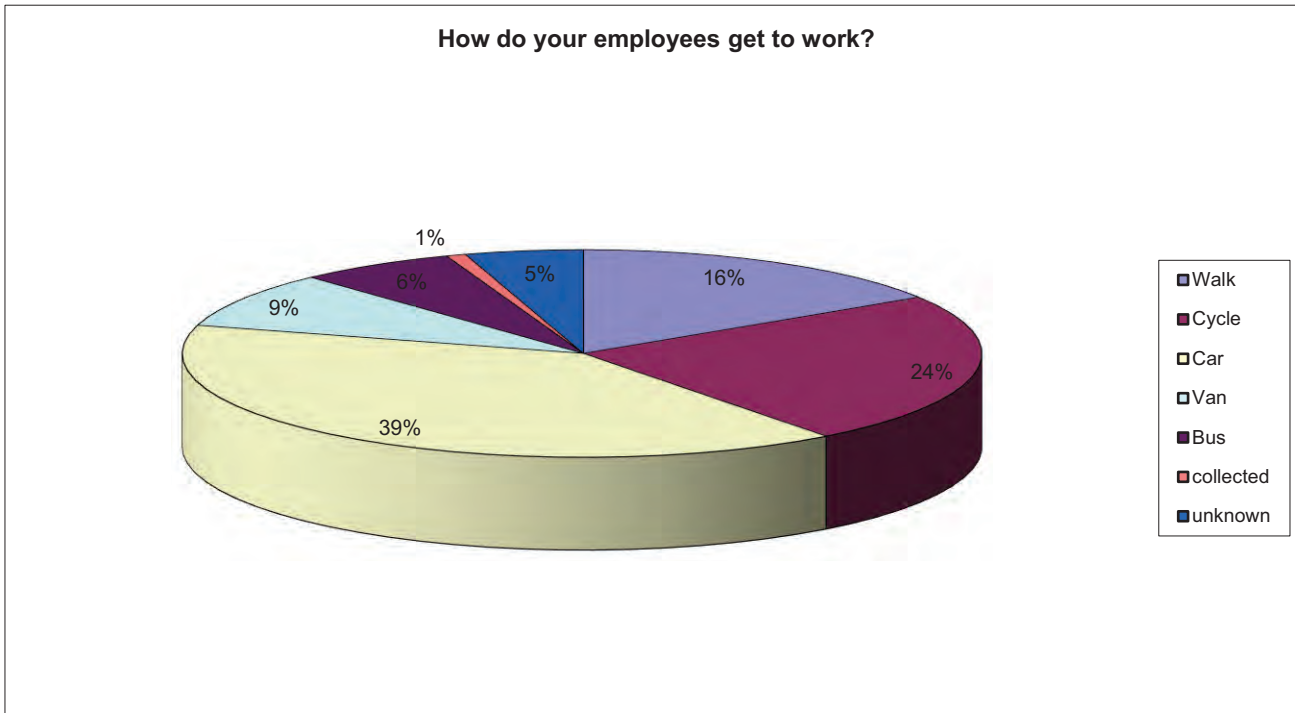


Figure 8.1

8.3.7 York, as a historic city, has a major problem with road access because the northern section of the outer ring road, is for the most part, single carriageway. The dual carriageway section to the south of the City allows easy access to those establishments, businesses and villages situated there.

8.3.8 Those using Northminster Business Park have benefited from the installation of Traffic Lights at the junction of Northfield lane and the A59, as part of the Poppleton Bar Park and Ride Scheme. Journey time leaving the site is now low increasing the attractiveness of the site to business increasing job opportunities. The Park and ride facility also provides excellent access and Poppleton Station is only a short walk along Station Road.

8.3.9 York Business Park (including Westminster and Rose Parks) and Millfield Lane (including Manor Academy and London Ebor Business Park) are accessed via roundabouts onto the northern single carriageway section of the ring roads and at busy time delays exiting the site are very significant – examples of what businesses said, limitations on creating jobs and even risk of losing them as businesses move to more accessible locations. Changes will be needed to address these issues and manage traffic to reduce delays onto the ring road and for traffic using the ring road to access other employment and business opportunities

8.3.10 Millfield Lane business park (including Manor Academy and London Ebor Business Park) is served by the No.10 bus service but York Business Park (including Westminster and Rose Parks) has no bus provision. Both sites however have access to cycle routes along the ring road eastwards and westwards to Poppleton or along Millfield Lane into the city but there is no route along the ring road to and from the A59.



## 8.4 Summary of future baseline

8.4.1 An increase in the wider population of the area and increased employment development has the potential to lead to increased traffic and congestion. This has the potential to be at least in part mitigated by measures outlined in the Local Plan and the York Local Transport Plan.

8.4.2 Car parking for all areas will continue to be an issue since insufficient notice is paid to the requirement to park cars off the public highway when buildings are developed.

8.4.3 Development of the former British Sugar site will impose restrictions on traffic flow in the area in and around the villages. Pressures on existing infrastructure and amenities would be unsustainable without planned provision with the parameters of the development.

## 8.5 What are the SEA Objectives and appraisal questions that will be used to appraise the plan for the Transport Theme?

8.5.1 Table 8.1 presents the SEA objective and appraisal question that will be used to appraise the Poppleton Neighbourhood Plan in relation to the transportation topic.

Table 8.1 SEA Framework of objectives and appraisal questions for the Transportation theme.

Poppleton SEA Objective	SEA Appraisal Questions Transport.
<ul style="list-style-type: none"><li>• Promote sustainable transport use and reduce the need to travel</li><li>• Promote and extend cycle paths to reduce vehicle use and improve health</li><li>• Improve access to business parks to encourage/support existing businesses and job creation</li><li>• Promote/improve public transport to business parks</li></ul>	<p>Will the opinion/ proposal help to:</p> <ul style="list-style-type: none"><li>• Reduce the need to travel through sustainable patterns of land use and development?</li><li>• Encourage modal shift to more sustainable forms of travel?</li><li>• Enable transport infrastructure improvements?</li><li>• Support working from home?</li><li>• Retain/create employment</li></ul>

## 9 Next steps

### 9.1 Consultation on the Scoping Report

9.1.1 Public involvement through consultation is a key element of the SEA process. At this scoping stage, the SEA Regulations require consultation with statutory consultation bodies.

9.1.2 The statutory consultation bodies are Environment Agency, Historic England and Natural England.

9.1.3 Wide consultation within the villages and local business using the database information, email and publicity.

### 9.2 Next stages of the SEA Process

9.2.1 SEA Scoping (the current stage is the first stage in a four stage plan-making /SEA process ( see Figure 9.1)

Neighbourhood Plan Process	SEA Process	Neighbourhood Plan Output	SEA Output
Develop vision and objectives Oct-Dec 2015	Scoping Oct 2015		Scoping Report
Develop Draft policies Dec Jan 2014-2015	Assess reasonable alternatives 2016		
Prepare Draft Plan 2015	Assess the Draft Plan 2016	Regulation 14 Neighbourhood Plan	Environmental Report
Finalise the plan 2016	Gather information on the decision 2016	Submission of the Neighbourhood Plan	Submission of the Environmental Report

Figure 9.1 The four stages SEA process

9.2.2 The next stage (Stage 2) will involve appraising reasonable alternatives for the Neighbourhood Plan. This will consider a range of options for delivering new housing in the Neighbourhood Area. The findings of the appraisal of these options will be fed back to the Neighbourhood Groups so that they might be taken into account when preparing the draft plan.

9.2.3 Once the Regulation 14 consultation version of the plan has been prepared by the Neighbourhood Group, it will be subjected to SEA and Environmental Report prepared for Consultation alongside it.

9.2.4 The Environmental Report must contain a range of specified information essentially

- 1) An appraisal of the last version of the plan and reasonable alternatives
- 2) Outline reasons for selecting the alternatives dealt with and
- 3) Other information including a summary of the SEA scope and a description of the measures envisaged for monitoring.

9.1.5 The purpose of providing this information in the Environmental Report is to inform both a) those who might want to make representation on the approach proposed by the latest version of the plan/ alternatives, and b) those tasked with finalising the Neighbourhood Plan subsequent to consultation on the plan.

9.1.6 Subsequent to Regulation 14 consultation of the Poppleton Neighbourhood Plan Environmental Report. The plan will be updated to reflect comments received. The Environmental Report will be updated to reflect the changes made to the plan.

9.1.7 The Poppleton Neighbourhood Plan and the updated SEA Report will then be submitted to the Local Planning Authority York City council for its consideration. In particular York City Council will consider whether the plan is suitable to go forward to Independent examination in terms of the Poppleton Neighbourhood Plan meeting legal requirements and its compatibility with the emerging Local Plan.

9.1.8 Subject to York City Council's agreement the Poppleton Neighbourhood Plan will then be subject to independent examination. The examiner will consider whether the plan is appropriate having regard to national policy and whether it is in general conformity with the Local Plan.

9.1.9 The Examiner will be able to recommend that the Poppleton Neighbourhood Plan is put forward for referendum, or that it should be modified or that the proposal should be refused. York City Council will then decide what should be done in the light of the Examiner's report. Where the report recommends modification to the plan, York City Council will invite the Poppleton Neighbourhood Plan committee to make modifications to the plan, which will be reflected in an updated Environmental Report. Where the Examiner's Report recommends that the proposal is to be refused, York City Council will do so.

9.1.10 Where the examination is favourable, the Poppleton Neighbourhood Plan will then be subjected to a referendum, organised by York City Council. If more than 50% of those who vote agree with the plan, then it will be passed to York City Council with a request it is adopted. Once adopted the Poppleton Neighbourhood Plan will become part of the Development Plan for the area.

## Acknowledgements

City of York Planning Department have supplied all the maps under Crown Copyright City of York Council Licence number 1000 20818. Alison Cook contact

H and H Land, Tom Woof has developed the Land Allocations Map to reflect the Policies of the Neighbourhood Plan and assisted with the development of the Neighbourhood Plan, Basic Conditions Statement, and Strategic Assessment report.

AECOM Alex White has worked with the Poppleton Neighbourhood Plan Committee to assess the validity of the information and format of the Scoping Report and the development of the Strategic Environmental Assessment Report

Peter Routledge and Ian Routledge of IR Consultancy has assisted with information on Transport.

John Middleton has assisted with information on Population and demographic details. for a Methodist Church Hall extension Bid.

Andrew Gillah Planning and Environmental Air Quality City of York Council.

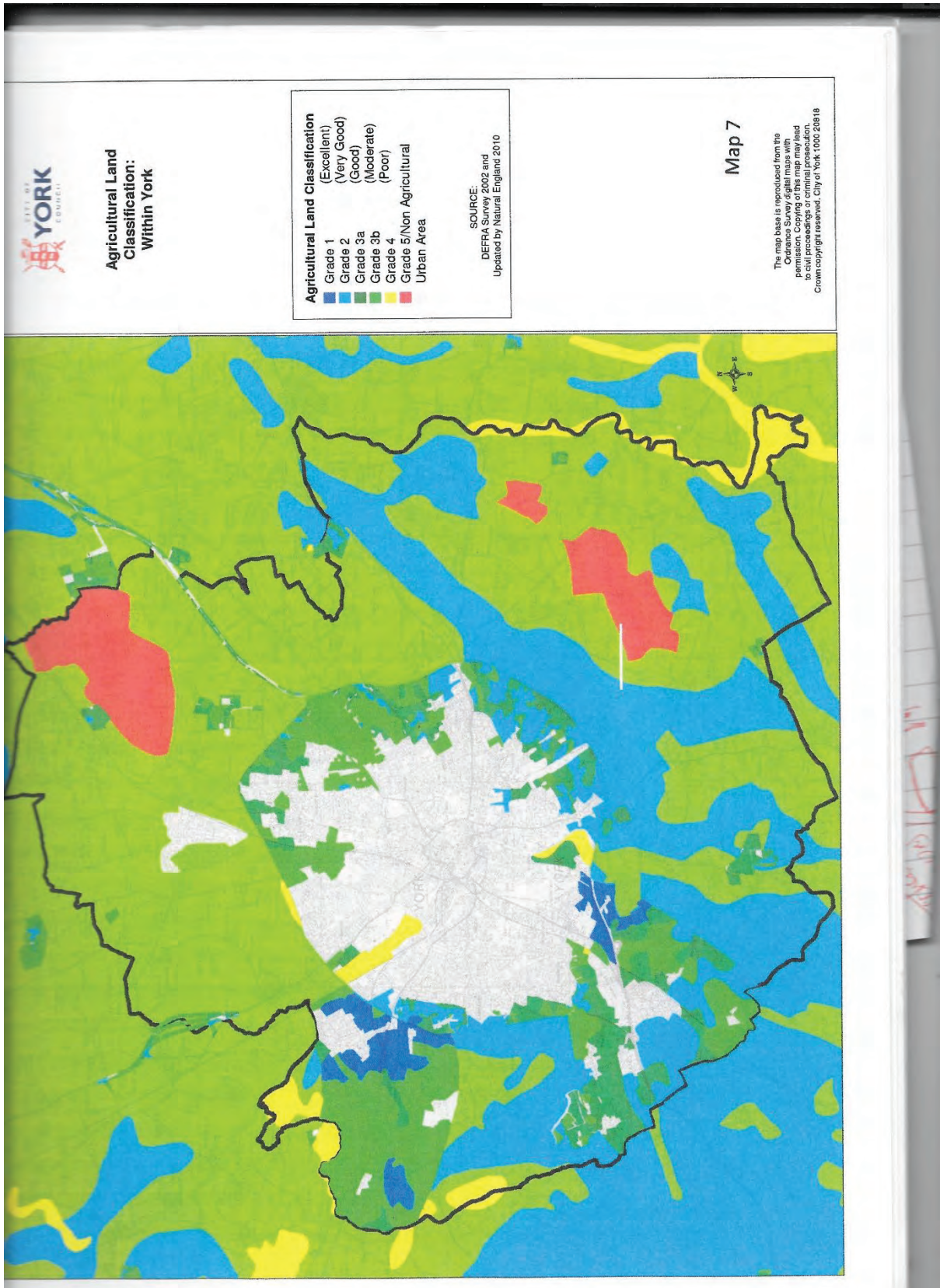


Figure 5

## References

- REF 1**     **pg 8**     The Strategic Environmental Assessment ( SEA) is ‘of a procedural nature’ Para 9 of the directive preamble) and does not set out to prescribe particular issues that should and should not be focus, beyond requiring a focus on the ‘environment, including on issues such as biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological.
- REF 2**     **pg 12**    European Commission (2011) Our Life Insurance, Our Capital Insurance and EU Biodiversity to 2020 (on Line)
- REF 3**     **pg 12**    Defra( 2012) The Natural Choice: securing the value of nature ( Natural Environment White Paper) (on line) available at [www.official-documents.gov.uk/documents/cm80/8082/8082.pdf](http://www.official-documents.gov.uk/documents/cm80/8082/8082.pdf)
- REF 4**     **pg 16**    Commission of the European Communities ( 2007) Limiting Global Climate Conditions to two degrees Celsius. The way ahead for 2020 and beyond (on line) available at <http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=Com.2007:002:Fin;EN:PDF>
- REF 5**     **pg 16**    The Climate Change Act 2008 set targets for green house gas emissions (GHG) reductions through action in the UK of at least 80%.
- REF 6**     **pg 17**    Flood and Water Management Act ( 2010) (on line) available at [www.legislation.gov.uk/ukpga/2010/29/contents](http://www.legislation.gov.uk/ukpga/2010/29/contents)
- REF 7**     **pg 17**    The provisions of Schedule 3 to the Flood and Water Management Act 2010 will come into force on 1 Oct 2012 and makes it mandatory for any development in England or Wales to incorporate SuDs
- REF 8**     **pg 17**    CIRIA (2010) Planning for SuDs making it happen ( on line) available at: <http://www.ciria.org/service/knowledgebase/AM/ContentmanagerNet/ContentDisplay.aspx?Section=knowledgebase&NoTemplate=1&ContentID=18465>
- REF 9**     **p17**     The Data was released on 18 June 2009 available at <http://ukclimateprojectios.defra.gov.uk>
- REF 10**    **p 17**     UK Climate Projections (2009) South West 2050 Medium Emissions Scenario (on Line) <https://www.gov.uk/publications>
- REF 11**    **p 19**     Department of Energy and Climate Change (2012) official statistics. Local Authority carbon Dioxide emissions available on line at <https://www.gov.uk/publications>
- REF 12**    **p 24**     HM Government (2010). The Government’s Statement on Historic Environment for England ( on line) <http://www.historic-england.org.uk>
- REF 13**    **p24**     Historic England Natural Heritage List for England at [www.historicengland.org.uk](http://www.historicengland.org.uk)
- REF 14**    **p27**     Defra (2008) Safeguarding our Soils: A strategy for England available at <http://archive.defra.gov.uk/environment/quality/land/soil/documents/soil-strategy.pdf>
- REF 15**    **p27**     Defra (2011) Water for Live ( The water White Paper) on line available at <http://www.official-documents.gov.uk/documents/cm82/8230/pdf>

- REF 16**      **pg 28**    Defra (2011) Government Review of Waste Policy in England ( on line) available at <http://www.defra.gov.uk/publications/files/pb1350>
- REF 17**      **pg 28**    Defra (2009) Safeguarding Soils <http://www.official-documents.gov.uk/documents/cm82/8230/8230.pdf>
- REF 18**      **pg 28**    Defra (2011) Water for Life ( The water White Paper) on line available at <http://www.official-documents.gov.uk/documents/cm82/8230/pdf>
- REF 19**      **pg 28**    Defra (2011) Government Review of Waste Policy ( on line) available at <http://www.defra.gov.uk/publications/files/pb1350>
- REF 20**      **pg 33**    Select Committee of Public Service and Demographic Change ( 2010) Ready for Ageing ( on line) available at <http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing>
- REF 21**      **pg 33**    The Marmot Review (2011) The Marmot Review Implications for Spatial Planning ( on line) <http://www.nice.org.uk/nicemedia/live/1211/53895/53895.pdf>
- REF 23**      **pg 36**    Office for National Statistics (2011) Neighbourhood Statistics ( on line) <http://www.neighbourhood-statistics.gov.uk/disseminatin/>

## Appendix D: Site selection

The assessment methodology used to assess the sites included within the Neighbourhood Plan for Poppleton has followed the same procedure as that of the Local Plan i.e. a two stage approach

### Stage 1 Methodology

The sites were selected using the methodology set out in the Site Selection Report (City of York version 2014) which was based on the plans Spatial Strategy. The sites had all been tested against the site selection methodology which is based on a 4 stage criteria based approach as follows:

- Criteria 1 Protecting environmental assess (including Historic Character and Setting, Nature Conservation, Green Infrastructure assets and functional floodplain)
- Criteria 2 Protecting existing open space
- Criteria 3 Avoiding areas of high flood risk (Greenfield sites in Flood zone 3a)
- Criteria 4a Sustainable access to facilities and services
- Criteria 4b Sustainable access to transport.

Any sites which passed criteria 1-4 were discussed with technical officers at the City of York Council for more detailed consideration regarding their potential for development.

For sites that were taken forward subsequent to these conversations, proformas were completed that included relevant planning principles detailing issues that must be addressed as part of the development of the sites including access, ecology, and green infrastructure.

Table D.1. has been updated to reflect the Site Assessment Report provided by the QB.

<u>Site name</u>	<u>Proposed use</u>	<u>In Site Assessment?</u>	<u>CYC Ref</u>	<u>CYC outcome</u>	<u>P4P Ref</u>	<u>P4P outcome</u>	<u>Included / Excluded</u>	<u>Justification</u>
<a href="#">Land to rear of houses on Station Road ( East side of Road</a>	<a href="#">H</a>	<a href="#">Y</a>	<a href="#">775</a>	<a href="#">Fail</a>	<a href="#">P4P 1</a>	<a href="#">Fail</a>	<a href="#">Exc</a>	<a href="#">Fail – impact on the Historic Character and setting of the village.</a>
<a href="#">Millennium Green and Orchard</a>	<a href="#">GI</a>	<a href="#">Y</a>	<a href="#">N/A</a>	<a href="#">Fail</a>	<a href="#">P4P 10</a>	<a href="#">Fail</a>	<a href="#">Exc</a>	<a href="#">Fail – impact on the Historic Character and setting of the village.</a>
<a href="#">Paddocks adjacent to the duck pond (Meg's fields)</a>	<a href="#">GI</a>	<a href="#">Y</a>	<a href="#">N/A</a>	<a href="#">Fail</a>	<a href="#">P4P 11</a>	<a href="#">-</a>	<a href="#">Exc</a>	<a href="#">Fail – impact on the Historic Character and setting of the village.</a>
<a href="#">R1</a>	<a href="#">OS</a>	<a href="#">Y</a>	<a href="#">67</a>	<a href="#">Fail</a>	<a href="#">P4P 12</a>	<a href="#">Fail</a>	<a href="#">Exc</a>	<a href="#">Fail – for housing due to impact on the Historic Character and setting of the village.</a>
<a href="#">Poppleton Tigers Playing fields</a>	<a href="#">OS</a>	<a href="#">Y</a>	<a href="#">N/A</a>	<a href="#">Fail</a>	<a href="#">P4P 13</a>	<a href="#">Fail</a>	<a href="#">Exc</a>	<a href="#">Fail – impact on the Historic Character and setting of the village as well as on Open Space</a>
<a href="#">Millfield Lane stables</a>	<a href="#">E</a>	<a href="#">Y</a>	<a href="#">N/A</a>	<a href="#">Fail</a>	<a href="#">P4P 14</a>	<a href="#">Fail</a>	<a href="#">Exc</a>	<a href="#">Fail – impact on the Historic Character and setting of the village.</a>
<a href="#">Millfield Triangle</a>	<a href="#">H</a>	<a href="#">Y</a>	<a href="#">N/A</a>	<a href="#">Fail</a>	<a href="#">P4P 15</a>	<a href="#">Fail</a>	<a href="#">Exc</a>	<a href="#">Too small for housing and hazardous to health as it a triangle of land lying between the elevated section of the bypass and railway line and will be need for future road expansion.</a>
<a href="#">Manor proposed extension to playing fields</a>	<a href="#">OS</a>	<a href="#">Y</a>	<a href="#">108</a>	<a href="#">Pass</a>	<a href="#">P4P 16</a>	<a href="#">Pass</a>	<a href="#">Exc</a>	<a href="#">Pass – educational Open Space</a>
<a href="#">Millfield Lane to the East of Manor School on the former Civil Service Playing field areas</a>	<a href="#">H/E</a>	<a href="#">Y</a>	<a href="#">152, 321</a>	<a href="#">Pass</a>	<a href="#">P4P 17</a>	<a href="#">Pass</a>	<a href="#">-</a>	<a href="#">Pass - The NP now supports the development of housing on this land as there is an assurance of a buffer zone between the school and houses and a limited access for vehicles from Millfield Lane. This is now seen as an amalgamated site with the former civil service grounds and will support 261 houses to be developed over the life of the plan.</a>
<a href="#">Former Civil</a>	<a href="#">H/E</a>	<a href="#">Y</a>	<a href="#">321, ST 2</a>	<a href="#">Pass</a>	<a href="#">P4P 18</a>	<a href="#">Pass</a>	<a href="#">Inc</a>	<a href="#">Pass - This is support for house building together with the</a>



<a href="#">Service Grounds</a>									<a href="#">agricultural land. The number of houses has been reduced to 261 with no through access on the site limiting the use of car to use it as a short cut to avoid the A1237 and ring road. This is appreciated by the NP committee who have discussed lots of options with the developers. The Neighbourhood Plan would support maintaining the existing vegetation as at present the hedges provides shelter for wildlife as well as screening from the A59. The ancient hedgerow and mature trees should also be maintained on site.</a>
<a href="#">Former British Sugar site</a>	<a href="#">H/E</a>	<a href="#">Y</a>	<a href="#">ST 1</a>	<a href="#">Pass</a>	<a href="#">P4P 19</a>	<a href="#">Pass</a>	<a href="#">Inc</a>		<a href="#">Pass - This site is supported as a strategic site for the city. 300 houses approximately will lie within the Poppleton Parish area.</a>
<a href="#">Land to the rear of houses on Station Road (west side of road) known as Pansyfield</a>	<a href="#">H</a>	<a href="#">Y</a>	<a href="#">581 and 763</a>	<a href="#">Fail</a>	<a href="#">P4P 2</a>	<a href="#">Fail</a>	<a href="#">Exc</a>		<a href="#">Fail – impact on the Historic Character and setting of the village.</a>
<a href="#">Westview Close</a>	<a href="#">H</a>	<a href="#">Y</a>	<a href="#">N/A</a>	<a href="#">Pass</a>	<a href="#">P4P 20</a>	<a href="#">Pass</a>	<a href="#">Exc</a>		<a href="#">Pass - application already approved and development finished for 8 houses.</a>
<a href="#">Wheatlands</a>	<a href="#">H</a>	<a href="#">Y</a>	<a href="#">779</a>	<a href="#">Fail</a>	<a href="#">P4P 21</a>	<a href="#">Fail</a>	<a href="#">Exc</a>		<a href="#">Fail – CYC withdrew this site due to the need for it to fulfil the purposes of the Green Belt.</a>
<a href="#">Blairgowrie House and lands</a>	<a href="#">H</a>	<a href="#">Y</a>	<a href="#">580</a>	<a href="#">Pass</a>	<a href="#">P4P 22</a>	<a href="#">Pass</a>	<a href="#">Inc</a>		<a href="#">Pass - There is support for limited development in the form of replacement of the original house and buildings. Some have suggested retirement type accommodations. All the trees have TPOs on them and the site is wholly within the conservation area and adjacent to a local open space that was part of the original village green.</a>
<a href="#">Simms and Kings former Garage</a>	<a href="#">H</a>	<a href="#">Y</a>	<a href="#">N/A</a>	<a href="#">Pass</a>	<a href="#">P4P 23</a>	<a href="#">Pass</a>	<a href="#">Exc</a>		<a href="#">Pass - application already approved and development finished for 9 houses.</a>
<a href="#">Long Ridge Lane</a>	<a href="#">H</a>	<a href="#">Y</a>	<a href="#">579</a>	<a href="#">P4P 24</a>		<a href="#">Pass</a>	<a href="#">Inc</a>		<a href="#">Pass - It is felt that two houses would look appropriate in this area as it is adjacent to the open field which form part of the character and setting of the village. Where overdevelopment of house density has occurred it has created traffic problems with parking access and interferes with the bus route. These plots are on the bus route and it is thought that lessons can be learned from other development that has caused issues.</a>

<a href="#">Model Farm and farm buildings</a>	<a href="#">N/A</a>	<a href="#">Y</a>	<a href="#">N/A</a>	<a href="#">P4P 25</a>	<a href="#">Pass</a>	<a href="#">Exc</a>	<a href="#">Pass - Renovation only of the property</a>	
<a href="#">Green View and outbuildings</a>	<a href="#">N/A</a>	<a href="#">Y</a>	<a href="#">N/A</a>	<a href="#">P4P 26</a>	<a href="#">Pass</a>	<a href="#">Exc</a>	<a href="#">Pass - Renovation only of the property</a>	
<a href="#">Land adjacent to West View Close</a>	<a href="#">N/A</a>	<a href="#">Y</a>	<a href="#">763</a>	<a href="#">P4P 27</a>	<a href="#">Fail</a>	<a href="#">Exc</a>	<a href="#">Fail – impact on the Historic Character and setting of the village.</a>	
<a href="#">Dutton Farm waste site</a>	<a href="#">M/W</a>	<a href="#">Y</a>	<a href="#">N/A</a>	<a href="#">Pass</a>	<a href="#">P4P 28</a>	<a href="#">Fail</a>	<a href="#">Exc</a>	<a href="#">Fail – access is difficult and hazardous for HGVs</a>
<a href="#">Poppleton Ponds</a>	<a href="#">E</a>	<a href="#">Y</a>	<a href="#">N/A</a>	<a href="#">Fail</a>	<a href="#">P4P 29</a>	<a href="#">Fail</a>	<a href="#">Exc</a>	<a href="#">Fail – unsustainable access</a>
<a href="#">Wheatlands Farm</a>	<a href="#">H/E</a>	<a href="#">Y</a>	<a href="#">726</a>	<a href="#">Fail</a>	<a href="#">P4P 3</a>	<a href="#">Fail</a>	<a href="#">Exc</a>	<a href="#">Fail – currently Open Space</a>
<a href="#">Land on the north side of Church Lane Town Farm</a>	<a href="#">H</a>	<a href="#">Y</a>	<a href="#">N/A</a>	<a href="#">Pass</a>	<a href="#">P4P 30</a>	<a href="#">Fail</a>	<a href="#">Exc</a>	<a href="#">Fail – impact on the Historic Character and setting of the village.</a>
<a href="#">Barn and garden to the south of Greystones, Church Lane.</a>	<a href="#">H</a>	<a href="#">Y</a>	<a href="#">N/A</a>	<a href="#">Pass</a>	<a href="#">P4P 31</a>	<a href="#">Pass</a>	<a href="#">Inc</a>	<a href="#">Pass - application already approved and development underway renovating one house.</a>
<a href="#">York Business Park south</a>	<a href="#">H/E</a>	<a href="#">Y</a>	<a href="#">577</a>	<a href="#">Pass</a>	<a href="#">P4P 32</a>	<a href="#">Pass</a>	<a href="#">Exc</a>	<a href="#">Pass - Planning approval has already been granted for a car showroom. When the NP commenced this site was designated as a SINC by CYC. This brings a target of 50 employees to the site. Already the area has a difficult parking issue with cars frequently parked on the cycle path, pavement and dropped pavement limiting access for pedestrians. Yellow lines should be introduced at least at the post box.</a>
<a href="#">York Business Park Glass Works site</a>	<a href="#">E</a>	<a href="#">Y</a>	<a href="#">683</a>	<a href="#">Pass</a>	<a href="#">P4P 33</a>	<a href="#">Pass</a>	<a href="#">Inc</a>	<a href="#">Pass - Planning approval has already been granted for a car showroom. When the NP started this area was designated by CYC as a SINC. Car parking is an issue for all the business in the business park. It was hoped that some of the area would be for public parking.</a>

<a href="#">York Business Park</a>	<a href="#">E</a>	<a href="#">Y</a>	<a href="#">684</a>	<a href="#">Pass</a>	<a href="#">P4P 34</a>	<a href="#">Pass</a>	<a href="#">Inc</a>	<a href="#">Pass - Planning approval has already been granted for a car showroom. When the NP started this area was designated by CYC as a SINC. Car parking is an issue for all the business in the business park. It was hoped that some of the area would be for public parking.</a>
<a href="#">Poppleton Garden Centre</a>	<a href="#">E</a>	<a href="#">Y</a>	<a href="#">742</a>	<a href="#">Pass</a>	<a href="#">P4P 35</a>	<a href="#">Pass</a>	<a href="#">Inc</a>	<a href="#">Pass for employment - This site was considered an ideal business employment site and has been a garden centre for the past 40 years. It is well supported by the local community and considered an asset. The café and adjacent restaurant are well supported. Access for car suitable but no access to transport to the village or schools. The Neighbourhood Plan committee feel that this would be an isolated community and not integrated with the village amenities, services, transport, schools and community so would fail for housing.</a>
<a href="#">Poppleton Community Centre</a>	<a href="#">E</a>	<a href="#">Y</a>	<a href="#">N/A</a>	<a href="#">Fail</a>	<a href="#">P4P 36</a>	<a href="#">Pass</a>	<a href="#">Inc</a>	<a href="#">Pass - This is an area that was identified as potential space for children's recreation adjacent to the soccer field. It has support from the community</a>
<a href="#">Oakland Nursery</a>	<a href="#">R</a>	<a href="#">Y</a>	<a href="#">769</a>	<a href="#">-</a>	<a href="#">P4P 37</a>	<a href="#">Fail</a>	<a href="#">Inc</a>	<a href="#">Fail – impact on the Historic Character and setting of the village.</a>
<a href="#">Poppleton Common</a>	<a href="#">E</a>	<a href="#">Y</a>	<a href="#">584/689/793/SF8</a>	<a href="#">Pass</a>	<a href="#">P4P 4</a>	<a href="#">Fail</a>	<a href="#">Exc</a>	<a href="#">Fail - The site would be isolated for housing development. There are existing hedgerows and mature trees bordering the existing site and new plantations as part of the park and ride development. It is within the Green Belt as stated in the Neighbourhood Plan and the RSS non-rescinded are</a>
<a href="#">Land within Northminster business park</a>	<a href="#">E</a>	<a href="#">Y</a>	<a href="#">E12</a>	<a href="#">Pass</a>	<a href="#">P4P 5</a>	<a href="#">Fail</a>	<a href="#">Inc</a>	<a href="#">Fail - The business park is considered a good model as it is screened and does not intrude visually. However by increasing by 4 times the size as proposed it would indeed impact visually and would create unsustainable traffic issues. There is no plan to increase the capacity of the outer ring road in the Local Plan as seen at present. This would completely change the setting of the village and rural ambience. Limited expansion within the current site would be supported only.</a>
<a href="#">Poppleton South</a>	<a href="#">H/E</a>	<a href="#">Y</a>	<a href="#">764</a>	<a href="#">Fail</a>	<a href="#">P4P 6</a>	<a href="#">Fail</a>	<a href="#">Exc</a>	<a href="#">Fail - Such a large business unit expansion would not be sustainable or commensurate with the road network at the present time. The neighbourhood plan evidence considers that there is currently an oversupply of office space and business premises in the nearby Clifton Moor Business park being turned into houses as there is no demand for further employment units. Access would be restricted and impact on some of the nearby cottages.</a>

<a href="#">Greenfields</a>	<a href="#">H</a>	<a href="#">Y</a>	<a href="#">763</a>	<a href="#">Fail</a>	<a href="#">P4P 7</a>	<a href="#">Fail</a>	<a href="#">Exc</a>	<a href="#">Fail – impact on the Historic Character and setting of the village.</a>
<a href="#">Poppleton Lido</a>	<a href="#">N/A</a>	<a href="#">Y</a>	<a href="#">N/A</a>	<a href="#">Fail</a>	<a href="#">P4P 8</a>	<a href="#">Fail</a>	<a href="#">Exc</a>	<a href="#">Failed - it is part of the flood plain of the River Ouse 3b.</a>
<a href="#">Moat Fields Land</a>	<a href="#">GI</a>	<a href="#">Y</a>	<a href="#">N/A</a>	<a href="#">Fail</a>	<a href="#">P4P 9</a>	<a href="#">Fail</a>	<a href="#">Exc</a>	<a href="#">Fail - Site of Ancient Monument, Flood Plain, Historic Character and setting.</a>
<a href="#">Millfield Lane to the east of Manor Academy</a>	<a href="#">H</a>	<a href="#">-</a>	<a href="#">-</a>	<a href="#">-</a>	<a href="#">-</a>	<a href="#">-</a>	<a href="#">Exc</a>	<a href="#">[DN – is this P4P 16, 17 or another??]</a>

Site name	Land use proposed	CYC Site Selection Ref [CYC Site Name]	Outcomes of CYC assessment	P4P Site Ref	Outcomes of P4P Assessment	Included/ Excluded from P4P	P4P Allocation Type/ Ref
Land to rear of houses on Station Road ( East side of Road	Housing	<ul style="list-style-type: none"> <li>● CYC 775 [Land East of Station Road, Poppleton]</li> <li>● CYC 769 [Oaktree Nursery, Upper Poppleton]</li> </ul>	<p>Both sites failed Criteria 1— Environmental Assets for being within an area of Historic Character and Setting.</p> <p>Neither taken forward for consideration as reasonable alternatives.</p>	P4P 1	Agricultural Land and extended gardens. Land purchased by house owners to protect privacy and maintain the open character of the settlement.	excluded	
Land to the rear of houses on Station Road ( west side of road) known as Pansyfield	Housing	<ul style="list-style-type: none"> <li>● CYC 581 [Land at Pansy Field, West of Station Road, Upper Poppleton]</li> </ul>	<p>Site area reduced following criteria methodology as part failed Criteria 1— Environmental Assets for being within an area of Historic Character and Setting.</p> <p>Remaining land passed criteria assessment and analysed for Employment &amp; Residential. Site was not shortlisted for employment use. Site failed Technical Officer comments for residential. Post preferred Options stage the evidence base updated and placed the entire site in historic character and setting. Now whole site failed criteria 1</p>	P4P2	Agricultural land and an important part of the historic character and setting of the village.	Excluded	
Land at site of Wyevale Garden Centre	Employment	<ul style="list-style-type: none"> <li>● CYC 742 [Poppleton Garden Centre]</li> </ul>	<p>Passed Criteria and Technical Officer Assessment for employment use.</p> <p>Allocated for employment use for B1b/B1c/B2/B8 uses in Local Plan Publication Draft. <b>Allocation ref: E16.</b></p>	P4P 35	Allocated for employment use for B1b/B1c/B2/B8 uses in Local Plan Publication Draft. The garden Centre with its open aspect and green credentials makes this well used site a valuable garden centre	Included for employment	P4P 1

Site name	Land use proposed	CYC Site Selection Ref [CYC Site Name]	Outcomes of CYC assessment	P4P Site Ref	Outcomes of P4P Assessment	Included/ Excluded from P4P	P4P Allocation Type/ Ref
Land next to Minster Vets, A 1237 and North Minster Lane	Employment or Housing	● CYC 726 [Wheatlands farm]	Passed Criteria Assessment for employment use. Not shortlisted for employment and therefore not taken forward for allocation.	P4P3	Agricultural land and valued for its open aspect and surrounding green belt status	Excluded for housing	
Land surrounding the new park and ride scheme A59	Employment	● CYC 584 [Land North of Northminster Business Park] ● CYC 689/793 [Amalgamated Land around Northminster Business park]	Site 584 considered within site 689/793, which are amalgamated parcels of land around Northminster Business Park.  Both sites passed criteria and technical officer assessment for employment use. All land identified as safeguarded in the Publication draft Local Plan. <b>Safeguarded Land allocation ref – SF8.</b>	P4P4	Site Failed Criteria 1 – Environmental Assets for being within an area of Historic Character and Setting. Agricultural land in the green belt. While limited land development for Park and Ride on Parish Land was agreed to assist with the traffic issues in York.	Excluded from housing.	
Land within Northminster business park	n/a	● n/a	No specific sites within the boundary of Northminster Business Park identified.	P4P5	2 areas still available for premises to be built.	Included for business development	Employment p4p-2
Land adjacent to A 59 on south side in Poppleton NP as historic asset to parish boundary Land Adjacent to A 59 from Station Road to the parish boundary	Housing and employment	● CYC 764 [Poppleton South]	Site over 100ha and therefore assessed by Technical Officer for potential of a mixed use development. Passed Criteria Assessment but failed Technical Officer Assessment. Site not allocated.  Part of the site taken forward by site 793 as safeguarded employment land.	P4P6	Site Failed Criteria 1 Environmental Assets for being within an area of Historic Character and Setting. Possible site of ancient Roman Road.	excluded	
Land between Westfield Land and School Lane and Cinder Lane	Housing	● CYC 763 [Land West of Upper Poppleton]	Sites failed Criteria 1 – Environmental Assets for being within an area of Historic Character and Setting.  Site not taken forward for consideration	P4P7	Site Failed Criteria 1 Environmental Assets for being within an area of Historic Character and Setting.	excluded	

Site name	Land use proposed	CYC Site Selection Ref [CYC Site Name]	Outcomes of CYC assessment	P4P Site Ref	Outcomes of P4P Assessment	Included/ Excluded from P4P	P4P Allocation Type/ Ref
			as reasonable alternatives.				
Land adjacent to river bank in Nether Poppleton		• N/a	N/a	P4P8	Site Failed Criteria 1– Environmental Assets for being within an area of Historic Character and Setting. Site failed Criteria 3 In the flood area 3b of the River Ouse	excluded	
Moat Fields Land	Green Infrastructure	• N/a	N/a	P4P9	Site Failed Criteria 1– Environmental Assets for being within an area of Historic Character and Setting.	Excluded	
Millennium Field and Orchard	Green Infrastructure	• N/a	N/a	P4P10	Site Failed Criteria 1– Environmental Assets for being within an area of Historic Character and Setting.	excluded	
Land adjacent to duck pond currently paddocks with horses	Green Infrastructure	• N/a	N/a	P4P11	Site Failed Criteria 1– Environmental Assets for being within an area of Historic Character and Setting. Site Green Belt land conservation area.	excluded	
Land on Millfield Lane, Nether Poppleton	Openspace?	<ul style="list-style-type: none"> <li>• CYC 67 [Land at Millfield Lane]</li> <li>• CYC 237 [Land to North of Poppleton Juniors]</li> </ul>	<p>Site 67 considered for housing/employment use. Failed Criteria 1– Environmental Assets for being within an area of Historic Character and Setting.</p> <p>Site 67 not taken forward for consideration as reasonable alternative.</p>	P4P 12	Site Failed Criteria 1– Environmental Assets for being within an area of Historic Character and Setting.	excluded	

Site name	Land use proposed	CYC Site Selection Ref [CYC Site Name]	Outcomes of CYC assessment	P4P Site Ref	Outcomes of P4P Assessment	Included/ Excluded from P4P	P4P Allocation Type/ Ref
			Site 237 considered for Open space. Allocated in the Preferred Options and Publication draft Local Plan for Openspace. <b>Allocation reference OS3.</b>				
Playing Fields	Openspace	• n/a	n/a	P4P13	Already developed as playing fields	excluded	
Millfield Lane stables	Employment	• N/a	N/a	P4P14	Site Failed Criteria 1 – Environmental Assets for being within an area of Historic Character and Setting. Land belongs to the Council and rented. Possible need for road widening in the future	excluded	
Millfield Lane: small triangle of Land between the A1237 and the railway Line. Going towards Manor Academy.	Housing	• –		P4P 15	Failed criteria 4b land require for future road expansion.	excluded	
Millfield Land between the Railway line and Manor Academy	Open space	• CYC 230 [Land to north west of Manor School]	Site was submitted for Open space associated with the school. Allocated for open space in the Preferred Options and Publication draft Local Plan. <b>Allocation ref: OS1.</b>	P4P16	Failed criteria 2 for housing. Open space supported	excluded	
Millfield Lane to the east of Manor Academy	Housing	• CYC 108 [South of Millfield Lane] • CYC 321 [Civil Service Sports Ground (amalgamated sites)]	Site 108 was considered as part of the amalgamated site 321.  Site 321 passed the criteria assessment and the Technical Officer Assessment. The site was allocated for housing within the Preferred Options and Publication draft Local Plan. <b>Allocation</b>	P4P17	Land purchased by Manor Academy to allow playing field expansion as the school now has 1000 pupils and limited space for recreation at break times and for	excluded	



Site name	Land use proposed	CYC Site Selection Ref [CYC Site Name]	Outcomes of CYC assessment	P4P Site Ref	Outcomes of P4P Assessment	Included/ Excluded from P4P	P4P Allocation Type/ Ref
			ref: ST2.		PE lessons.		
Millfield Lane to the East of Manor School on the former Civil Service Playing field areas	Housing and employment	<ul style="list-style-type: none"> <li>● CYC 152 [Former CSSC sports ground]</li> <li>● CYC 321 [Civil Service Sports Ground (amalgamated sites)]</li> </ul>	<p>Site 152 was considered as part of the amalgamated site 321.</p> <p>Site 321 passed the criteria assessment and the Technical Officer Assessment. The site was allocated for housing within the Preferred Options and Publication draft Local Plan. <b>Allocation ref: ST2.</b></p>	P4P 18	Requirement need for a buffer zone between the school buildings and any housing that might be developed. This has been agreed with Millers the land owners	included	P4P 3
Millfield Lane to the north former British Sugar Site	Housing and employment	<ul style="list-style-type: none"> <li>● CYC 295 [Former British Sugar Site]</li> </ul>	Passed criteria assessment for employment and housing. Passed Technical Officer Group for housing. Not shortlisted for employment use. Allocated in the Preferred Options and Publication draft Local Plan for Housing with associated facilities. <b>Allocation ref: ST1.</b>	P4P 19	Housing on this area is appropriate as it brings brown field land back into use.	included	P4P 4
Land to the north of A59 in paddock area on the boundary of Upper Poppleton, Nether Poppleton and the City of York	housing	<ul style="list-style-type: none"> <li>● N/a</li> </ul>	N/a	P4P 20	No longer under consideration since the start of this Neighbourhood Plan 9 houses have been built on this land	excluded	
Area to the South of A59 known as Wheatlands Farm	Housing	<ul style="list-style-type: none"> <li>● CYC 779 [Land to the South of Boroughbridge Road]</li> </ul>	Site failed criteria 1 assessment – environmental assets for being within the historic character and setting. However, evidence submitted was accepted and site passed criteria and Technical Officer Assessment. Site was allocated for housing in the Publication draft Local Plan. <b>Allocation ref: ST29.</b>	P4P 21	Site failed criteria 1 assessment – environmental assets for being within the historic character and setting. Failed Criteria 3 Greenfield protection and high flood risk avoidance.	excluded	

Site name	Land use proposed	CYC Site Selection Ref [CYC Site Name]	Outcomes of CYC assessment	P4P Site Ref	Outcomes of P4P Assessment	Included/ Excluded from P4P	P4P Allocation Type/ Ref
Blairgowrie House area within Upper Poppleton	Housing	<ul style="list-style-type: none"> <li>● CYC 580 [Blairgowrie House]</li> </ul>	Site passed criteria and technical officer assessment. Allocated within the Preferred Options Local Plan for Housing (H36). Site not allocated in the Local Plan Publication draft due to lack of identified willing landowner.	P4P 22	Site contributes significantly to the historic setting of the village. Within the conservation area boundary. House replacement would be acceptable. Critically important to the historic setting of the village in the conservation area. Trees are important assets to the village green setting on the common land.	included	P4P 5
Simms and King former Garage	Housing	<ul style="list-style-type: none"> <li>● N/a</li> </ul>	Site developed out through planning permission.	P4P 23	Brown field Site developed during the course of this NP now contains 9 houses	excluded	
Long Ridge Lane	Housing	<ul style="list-style-type: none"> <li>● CYC 579 [Land adj. 131 Long Ridge Lane]</li> </ul>	Site passed criteria and technical officer assessment. Allocated within the Preferred Options Local Plan for Housing (H45). Site not allocated in the Local Plan Publication draft due to lack of identified willing landowner.	P4P 24	Land could be developed sympathetically to the village scene	included	P4P 6
Model Farm	n/a	<ul style="list-style-type: none"> <li>● N/a</li> </ul>	N/a	P4P 25	Criteria 1 failed Heritage asset on site. Listed building	excluded	
Green View	n/a	<ul style="list-style-type: none"> <li>● N/a</li> </ul>	N/a	P4P 26	Criteria 1 failed Heritage asset on site. Listed building.	excluded	
Land adjacent to Westfield Close		<ul style="list-style-type: none"> <li>● CYC 763 [Land West of Upper Poppleton]</li> </ul>	Sites failed Criteria 1 – Environmental Assets for being within an area of Historic Character and Setting.	P4P 27	Sites failed Criteria 1 – Environmental Assets for being within	excluded	

Site name	Land use proposed	CYC Site Selection Ref [CYC Site Name]	Outcomes of CYC assessment	P4P Site Ref	Outcomes of P4P Assessment	Included/ Excluded from P4P	P4P Allocation Type/ Ref
			Site not taken forward for consideration as reasonable alternatives.		an area of Historic Character and Setting .Fail Criteria 3 Greenfield protection		
Scagglethorpe Moor	Minerals and waste?	<ul style="list-style-type: none"> <li>• N/a for CYC Local Plan</li> <li>• Included as 'Duttons Farm' in the Joint Minerals and Waste Plan</li> </ul>	<p>N/a for Local Plan</p> <p>Included in the Preferred Options stage of the Joint Minerals and Waste Plan for initially clay extraction followed by inert waste landfill.</p>	P4P 28	Mining was halted due to lack of planning permission.	excluded	
Poppleton Ponds	Employment	<ul style="list-style-type: none"> <li>• N/a</li> </ul>	N/a	P4P 29	Land already developed and creating employment area as a recreational site	excluded	
Land on the north side of Church Lane Town Farm	housing	<ul style="list-style-type: none"> <li>• N/a</li> </ul>	N/a	P4P 30	Sites failed Criteria 1 — Environmental Assets for being within an area of Historic Character and Setting	excluded	
Barn and garden to the south of Greystones, Church Lane.	housing	<ul style="list-style-type: none"> <li>• CYC 391 [Barn to South of Greystone Church Lane Nether Poppleton]</li> </ul>	Already committed for residential development.	P4P 31	Single dwelling development maintaining the key features of the barn, Environmental Assets for being within an area of Historic Character and Setting	included	P4P 7
York Business Park south	Housing and Employment	<ul style="list-style-type: none"> <li>• CYC 577 [South of Great North Way]</li> </ul>	Site failed criteria 1 — environmental assets for being part of Poppleton Glassworks SLL. Part of site taken forward for consented development as a Care Home. Remaining land not taken forward as reasonable alternative for employment.	P4P 32	Employment as the care home is now full. Parking was not considered at the time of planning and is now a major issue	excluded	

Site name	Land use proposed	CYC Site Selection Ref [CYC Site Name]	Outcomes of CYC assessment	P4P Site Ref	Outcomes of P4P Assessment	Included/ Excluded from P4P	P4P Allocation Type/ Ref
York Business Park Glass Works site	Employment	<ul style="list-style-type: none"> <li>● CYC 683 [North of Great North Way, York Business Park]</li> </ul>	Site size reduced following criteria assessment as part within criteria 1 – environmental assets as SLI. Planning permission granted on part of the site for car showroom.	P4P 33	Site was names SINC in the previous versions of the Local Plan. Re-designated by the City. when a purchaser came forward	Included	P4P 8
York Business Park	Employment	<ul style="list-style-type: none"> <li>● CYC 684 [York Business Park]</li> </ul>	Site size reduced following criteria assessment as part within criteria 1 – environmental assets as partly within Flood zone 3b. Remaining land passed criteria assessment and analysed for employment /residential use. Site was not considered suitable for residential use. Shortlisted as excellent for employment use. Allocated for employment in Preferred Options and Publication draft Local Plan. <b>Allocation ref: E12.</b>	P4P 34	Vacant site could be considered for affordable housing as there is already a care home adjacent to vacant land. Also adjacent to Poppleton Park where 202 houses are located	included	P4P 9
Oakland Nursery	Employment	<ul style="list-style-type: none"> <li>● N/a</li> </ul>	N/a	P4P 36	Land for employment use. /area is currently a commercial horticultural unit providing home grown plants for major stores in England.	Included	P4P 11
Proposed playground	Recreation	<ul style="list-style-type: none"> <li>● No CYC reference</li> </ul>	Part of the playing field area of Poppleton Centre	P4P37	Open space playing areas for children	Included but not allocated	P4P12

## Appendix E: Site assessment

Based upon the methodology set out for site assessment in the SA/SEA for the Local Plan Publication draft (2014).

HOUSING SITES					SAO 1	SAO 2	SAO 3	SAO 4	SAO 5 / SAO 6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13	SAO 14	SAO 15
P4P REF	Local Plan Call for Sites Ref	Local Plan Publication draft Ref	SITE NAME	CYC status at Local Plan Publication Draft (2014)	Housing	Health and Well-Being	Education	Jobs and Economy	Equality/ Travel	Climate Change	Biodiversity	Land Quality	Water	Waste	Air Quality	Flood Risk	Cultural Heritage	Natural and Built Landscape
P4P 19	295	ST1	Amalgamated Sites at British Sugar	Allocated as a Strategic Housing Site	++	++	+	0	++	+	- +	++	--	N/A	0	-	-	-
P4P 18	321	ST2	Amalgamated sites at Millfield lane/A59	Allocated as a Strategic Housing Site	++	+	+	0	++	+	--	--	0	N/A	0	0	-	-
P4P 24	579	H45	Land adj. 131 Longridge Lane	Alternative	+	++	+	0	++	0	0	--	-	N/A	0	0	0	0
P4P 22	580	H36	Land at Blairgowrie House, Main Street	Alternative	+	++	+	0	++	+	0	++	0	N/A	0	0	-	-
P4P 34	684	E12	York Business Park (Off White Rose Close)	Alternative	+	+	+	0	++	+	0	-	0	N/A	0	--	0	0
P4P 32	577	N/a	York Business Park (south of Great North Way)	Part Built. Remainder ruled out for Nature Conservation	+	+	+	0	++	+	-	-	0	N/A	0	0	0	0

P4P 33	683	N/a	York Business Park (North of Great North Way)	Formed part of Site ref 577.	+	+	+	0	++	+	-	-	0	N/A	0	0	0	0		
P4P 31	391	N/a	Barn to South of Greystone Church Lane Nether Poppleton	With Planning permission	+	+	-	0	+	+	0	+	-	0	N/A	0	0	-	-	0
P4P 35	742	E16	Poppleton Garden Centre	Allocated for employment	+	-	-	0	++	+	-	+	-	0	N/A	0	0	0	0	

<b>EMPLOYMENT SITES</b>					SAO 1	SAO 2	SAO 3	SAO 4	SAO5 / SAO6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 11	SAO 12	SAO 13	SAO 14	SAO 15
P4P REF	Local Plan Call for Sites Ref	Local Plan Publication draft Ref	SITE NAME	CYC status at Local Plan Publication Draft (2014)	Housing	Health and Well-Being	Education	Jobs and Economy	Equality/ Travel	Climate Change	Biodiversity	Land Quality	Water	Waste	Air Quality	Flood Risk	Cultural Heritage	Natural and Built Landscape
P4P 19	295	ST1	Amalgamated Sites at British Sugar	Allocated as a Strategic Housing Site	0	++	++	++	++	+	-	++	-	N/A	0	-	-	-
P4P 18	321	ST2	Amalgamated sites at Millfield lane/A59	Allocated as a Strategic Housing Site	0	+	++	++	++	+	-	-	0	N/A	0	0	-	-
P4P 24	579	H45	Land adj. 131 Longridge Lane	Alternative	0	++	++	+	++	0	0	-	0	N/A	0	0	0	0
P4P 22	580	H36	Land at Blairgowrie House,	Alternative	0	++	+	+	++	+	0	++	0	N/A	0	0	-	-

			Main Street																		
P4P 34	684	E12	York Business Park (Off White Rose Close)	Alternative		+	++	+	+	++	+	0	-	0	N/A	0	--	0	0		
P4P 32	577	N/a	York Business Park (South of Great North Way)	Part Built. Remainder ruled out for Nature Conservation .	0	+	+	+	+	+	+	-	-	0	N/A	0	0	0	0		
P4P 33	683	N/a	York Business Park (North of Great North Way)	Formed part of Site ref 577.	0	+	+	++	+	+	+	-	-	0	N/A	0	0	0	0		
P4P 31	391	N/a	Barn to South of Greystone Church Lane Nether Poppleton	With Planning Permission	0	+	++	+	+	+	+	0	+	-	0	N/A	0	0	-	-	0
P4P 35	742	E16	Poppleton Garden Centre	Allocated for Employment	0	-	-	++	++	+	+	-	+	-	0	N/A	0	0	0	0	
P4P 5	N/A	N/a	Northminster Business park (existing curtilage)	Not considered.	0	+	-	+	+	++	+	0	++	0	N/A	0	0	0	-	0	

**Extract of SA/SEA Methodology from the Sustainability Appraisal for the Publication draft Local Plan (2014) underpinning the GIS assessment**



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## 4. SA Approach

### 4.1 Introduction

This section outlines the methodology used to appraise the draft Local Plan and sets out the objectives against which the plan vision, outcomes, key development principles, spatial strategy and thematic policies have been appraised. The SA objectives used for this appraisal are consistent with those developed to appraise the Local Plan Preferred Options and were consulted upon in the 2013 Scoping Report. They reflect the review of plans and programmes, analysis of baseline conditions and the subsequent identification of key sustainability issues (see Section 3 and Table 3.3 in particular).

### 4.2 SA Framework

Establishing appropriate objectives and guide questions is central to appraising the sustainability effects of the draft Local Plan. Broadly, SA objectives present the preferred sustainability outcome which usually involves minimising detrimental effects and enhancing positive ones. The SA process considers the contribution of the plan, vision, outcomes and individual policies and allocations towards each of the appraisal objectives.

Table 4.1 presents the SA objectives and the key questions/guidance relating to each of the objectives used in the appraisal of the draft Local Plan. They reflect the analysis of the baseline, the review of plans and programmes and the identification of the resulting key sustainability issues. The SEA Directive topic to which each of the SA objectives relates is included in the third column.

Table 4.1 The SA Framework

SA Objective	Guide questions. Will the policy/proposal ...	SEA Dir Topic
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> <li>• Deliver homes to meet the needs of the population in terms of quantity, quality</li> <li>• Promote improvements to the existing and future housing stock</li> <li>• Locate sites in areas of known housing need</li> <li>• Deliver community facilities for the needs of the population</li> <li>• Deliver pitches required for Gypsies and Travellers and Showpeople</li> </ul>	Population
2. Improve the health and wellbeing of York's population	<ul style="list-style-type: none"> <li>• Avoid locating development where environmental circumstances could negatively impact on people's health</li> <li>• Improve access to open space / multi-functional open space</li> <li>• Promotes a healthier lifestyle through access to leisure opportunities (walking /cycling)</li> <li>• Improves access to healthcare</li> </ul>	Population, Human Health





SA Objective	Guide questions. Will the policy/proposal ...	SEA Dir Topic
	<ul style="list-style-type: none"> <li>Provides or promotes safety and security for residents</li> <li>Ensure that land contamination/pollution does not pose unacceptable risks to health</li> </ul>	
3. Improve education, skills development and training for an effective workforce	<ul style="list-style-type: none"> <li>Provide good education and training opportunities for all</li> <li>Support existing higher and further educational establishments for continued success</li> <li>Provide good quality employment opportunities available to all</li> </ul>	Population
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> <li>Help deliver conditions for business success and investment</li> <li>Deliver a flexible and relevant workforce for the future</li> <li>Deliver and promote stable economic growth</li> <li>Enhance the city centre and its opportunities for business and leisure</li> <li>Provide the appropriate infrastructure for economic growth</li> <li>Support existing employment drivers</li> <li>Promote a low carbon economy</li> </ul>	Population
5. Help deliver equality and access to all	<ul style="list-style-type: none"> <li>Address existing imbalances of equality, deprivation and exclusion across the city</li> <li>Provide accessible services and facilities for the local population</li> <li>Provide affordable housing to meet demand</li> <li>Help reduce homelessness</li> <li>Promote the safety and security for people and/or property</li> </ul>	Population, Human Health
6. Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> <li>Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car</li> <li>Deliver transport infrastructure which supports sustainable travel options</li> <li>Promote sustainable forms of travel</li> <li>Improve congestion</li> </ul>	Air, Climatic Factors
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> <li>Reduce or mitigate greenhouse gas emissions from all sources</li> <li>Plan or implement adaptation measures for the likely effects of climate change</li> <li>Provide and develop energy from renewable, low and zero carbon technologies</li> <li>Promote sustainable design and building materials that manage the future risks and consequences of climate change</li> <li>Adhere to the principles of the energy hierarchy</li> </ul>	Climatic Factors
8. Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> <li>Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs</li> <li>Protect and enhance locally important nature conservation sites (SINCs)</li> <li>Create new areas or site of bio-diversity / geodiversity value</li> <li>Improve connectivity of green infrastructure and the natural environment</li> <li>Provide opportunities for people to access the natural environment</li> </ul>	Biodiversity, Flora & Fauna, Human Health
9. Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> <li>Re-use previously developed land</li> <li>Prevent pollution contaminating the land and remediate any existing contamination</li> </ul>	Soil, Material Assets



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SA Objective	Guide questions. Will the policy/proposal ...	SEA Dir Topic
	<ul style="list-style-type: none"> <li>Safeguard soil quality, including the best and most versatile agricultural land</li> <li>Protect or enhance allotments</li> <li>Safeguard mineral resources and encourage their efficient use</li> </ul>	
10. Improve water efficiency and quality	<ul style="list-style-type: none"> <li>Conserve water resources and quality;</li> <li>Improve the quality of rivers and groundwaters</li> </ul>	Water
11. Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> <li>Promote reduction, re-use, recovery and recycling of waste</li> <li>Promote and increase resource efficiency</li> </ul>	Material Assets
12. Improve air quality	<ul style="list-style-type: none"> <li>Reduce all emissions to air from current activities</li> <li>Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels)</li> <li>Support the development of city wide low emission infrastructure;</li> <li>Improve air quality in AQMAs and prevent new designations;</li> <li>Avoid locating development where it could negatively impact on air quality</li> <li>Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users</li> <li>Promote sustainable and integrated transport network to minimise the use of the car</li> </ul>	Air, Human Health
13. Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> <li>Reduce risk of flooding</li> <li>Ensure development location and design does not negatively impact on flood risk</li> <li>Deliver or incorporate through design sustainable urban drainage systems (SUDs)</li> </ul>	Climatic Factors, Water
14. Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> <li>Preserve or enhance the special character and setting of the historic city</li> <li>Promote or enhance local culture</li> <li>Preserve or enhance designated and non-designated heritage assets and their setting</li> <li>Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper</li> </ul>	Cultural Heritage, Landscape
15. Protect and enhance York's natural and built landscape	<ul style="list-style-type: none"> <li>Preserve or enhance the landscape including areas of landscape value</li> <li>Protect or enhance geologically important sites;</li> <li>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</li> </ul>	Cultural Heritage, Landscape

Table 4.2 shows the extent to which the SA objectives encompass the range of issues identified in the SEA Directive.



**Table 4.2 The SA Objectives Compared Against the SEA Directive Topics**

SEA Directive Topic	SA Objective
Biodiversity	8
Population *	1, 2, 3, 4, 5
Human Health	2, 12
Fauna	8
Flora	8
Soil	9
Water	10, 13
Air	6, 12
Climatic Factors	6, 7, 13
Material Assets *	9, 11
Cultural Heritage including architectural and archaeological	14, 15
Landscape	14, 15

\* These terms are not clearly defined in the SEA Directive.

### 4.3 Appraising the Draft Local Plan Vision and Outcomes

The draft Local Plan vision and plan outcomes are reproduced in Section 1.2 of this report. It is important that the vision and outcomes are aligned with the SA objectives (see ODPM guidance<sup>7</sup> Task B1). This has been tested by assessing the relationship between the SA objectives and the draft Local Plan vision and outcomes.

The vision and the four plan outcomes have been assessed for their compatibility against each of the 15 SA objectives (presented in Table 4.1). The following scoring system has been used to determine their compatibility:

<b>+</b>	Compatible	<b>?</b>	Uncertain
<b>0</b>	Neutral	<b>-</b>	Incompatible

<sup>7</sup> ODPM (November 2005) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents: Guidance for Regional Planning Bodies and Local Planning Authorities.*



The findings of the compatibility assessment of the vision and plan outcomes and SA objectives are shown in **Table 5.1**. The findings are summarised in **Section 5.2**.

#### 4.4 Appraising the Draft Key Development Principles

As detailed in **Section 1.2**, alongside the vision and plan outcomes Chapter 2 of the draft Local Plan also sets out the key development principles for York through four policies. The appraisal of these policies has been undertaken against each of the SA objectives using an appraisal matrix. The following information was recorded in the matrix in order to present the findings of the SA:

- The SA objectives and criteria;
- A score indicating the nature of the effect for each individual policy and for the cumulative effect of all policies;
- A commentary on significant effects (including consideration of the cumulative, synergistic and indirect effects as well as the geography, temporary/permanence and likelihood of any effects) and on any assumptions or uncertainties; and
- Recommendations as to how the proposed policies may be improved against the SA objectives, including any mitigation or enhancements measures.

The qualitative scoring system used to assess the effects of the policies is shown in **Table 4.3** below.

**Table 4.3 Scoring System Used in the SA of Key Development Principles Policies**

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.
?	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.

A summary of the results of the appraisal of draft Local Plan key development principles is presented in **Section 5.3** of this report. The appraisal matrices are presented at **Appendix E**.



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## 4.5 Appraising the Draft Spatial Strategy

The appraisal of the spatial strategy has been undertaken by appraising those policies concerning the quantum and location of development in Chapter 3 (Spatial Strategy) of the draft Local Plan alongside the strategic sites and smaller (local) allocations.

The approach to the appraisal of each component of the spatial strategy is summarised below.

### 4.5.1 Spatial Strategy Policies

The spatial strategy policies have been appraised using the same approach as that adopted to appraise those policies that set out the key development principles (see Section 4.4 above). A score has been awarded for both each constituent policy and for the cumulative effects of all the policies contained in the chapter.

A summary of the results of the appraisal is presented in Section 5.4 of this report. The appraisal matrices are presented at Appendix F.

### 4.5.2 Strategic Sites and Local Allocations

As set out in Section 1.2, the majority of growth over the plan period is to be delivered at strategic sites including four 'Key Areas of Change'. The process of the identification of strategic sites as part of the preparation of the draft Local Plan is described in Section 2.2.3 of this report.

Additionally, a total of 275 strategic and smaller scale (local) site allocations have been considered as part of this SA. This includes an addition 20 housing sites, 10 employment, 3 Gypsy and Traveller sites and 2 mixed use site which have been identified since the preferred options stage.

Consistent with the approach adopted to the appraisal of sites as part of the SA of the Local Plan Preferred Options, all sites were assessed against the 15 SA objectives using tailored assessment criteria, as shown in Table 4.4. The outcome of the assessment is presented at Appendix H.

Proposed/potential strategic site allocations have also been subject to more detailed assessment against the SA objectives. This reflects their potential importance to the delivery of the spatial strategy, their capacity to generate significant effects and the need to consider in more detail opportunities for the delivery of on-site services and facilities commensurate to the scale of development. Similar to the appraisal of spatial strategy policies, an appraisal matrix was utilised and the following information recorded:

- The SA objectives and criteria;
- A score indicating the nature of the effect for each site by SA objective;



- A commentary on significant effects (including consideration of the cumulative, synergistic and indirect effects as well as the geography, temporary/permanence and likelihood of any effects) and on any assumptions or uncertainties; and
- Recommendations, including any mitigation or enhancements measures.

The appraisal matrix for each strategic site is contained at **Appendix I**. A summary of the appraisal of the proposed strategic site allocations is presented in **Section 5.5**.

**Table 4.4 Site Assessment Criteria**

SA Objective	Relevant Assessment Criteria	Maximum score		Indicative SA Scoring	
		Per indicator	Total	Points scored	SA Symbol
1: To meet the diverse housing needs of the population in a sustainable way.	No. of dwellings proposed/estimated	n/a	n/a	100+	++
				1-99	+
				0	0
2: Improve the health and well-being of York's population	Access to: <ul style="list-style-type: none"> <li>• doctors</li> <li>• open space</li> </ul>	5 5	10	6-10	++
				3-5	+
				1-2	-
				0	--
3: Improve education, skills development and training for an effective workforce	(Housing) Access to: <ul style="list-style-type: none"> <li>• nursery provision</li> <li>• primary schools</li> <li>• secondary schools</li> <li>• higher education facilities</li> </ul>	5 5 5 5	20	11 -20	+++
				5-10	+
				1-4	-
				0	--
	(Employment) Access to: <ul style="list-style-type: none"> <li>• nursery provision</li> </ul>	5	5	4-5	+++
				1-2	+
				0	-



SA Objective	Relevant Assessment Criteria		Maximum score		Indicative SA Scoring	
	Indicator		Per indicator	Total	Points scored	SA Symbol
4: Create jobs and deliver growth of a sustainable and inclusive economy	No. of jobs potentially created		n/a	n/a	100+ 1-99 0	++ + 0
5: Help deliver equality and access to all	Access to:				Employment score:	
6: Reduce the need to travel and deliver a sustainable integrated transport network	• non-frequent bus routes		3	33 <sup>8</sup>	18-33	++
	• frequent bus routes		5		9- 17	+
	• park and ride bus stops		5		1-8	
	• railway station by walking		5		0	-
	• railway station by cycling		5			
	• adopted highways		5			
	• Cycle routes		5			
	• Additional access for Housing sites: Supermarket		5			
				Housing score:		
				Housing: 21-38	++	
				11-20	+	
				1-10		
				0	-	
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Potential to incorporate/connect to District Heating and Combined Heat and Power Networks		n/a	n/a	10+ dwellings/ 1,000sqm floorspace  <10 dwellings/ 1,000sqm	+  0

<sup>8</sup> The total scoring applied to Objective 6 was reduced from a maximum score of 38 to reflect to deletion of neighbourhood centres as an indicator. Public rights of way were also removed as an indicator from this objective.



SA Objective	Relevant Assessment Criteria Indicator	Maximum score		Indicative SA Scoring	
		Per indicator	Total	Points scored	SA Symbol
				floorspace	
8: Conserve and enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for high quality and connected natural environment <sup>9</sup>	<ul style="list-style-type: none"> <li>Statutory nature conservation designations;</li> <li>Regional Green Infrastructure Corridor;</li> <li>Site of Interest for Nature Conservation (SINC);</li> <li>Area of Local Nature Conservation (LNC) Interest;</li> <li>Ancient Woodland.</li> </ul>	n/a	n/a	Includes/is adjacent to a non-statutory designated site.	-
				500m from a <sup>10</sup> statutory site	-
				250m from a statutory designated site	++
				No designations affecting site	0
9: Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> <li>Brownfield / Greenfield/ Mixed Agricultural Land Classification</li> </ul>	n/a	n/a	Brownfield	++
				Mixed BF/GF	+ / -
				GF Not Grade 1/2/3	-
				GF and Grade1/ 2/3	+-

<sup>9</sup> In reference to these criteria, 'adjacent' refers to a 10m buffer from a non-statutory site.

<sup>10</sup> The scoring against Objective 8 was amended to reflect potential impacts on Statutory Nature Conservation Sites. Indicators including district green infrastructure and tree preservation orders were removed.





SA Objective	Relevant Assessment Criteria	Maximum score		Indicative SA Scoring	
	Indicator	Per indicator	Total	Points scored	SA Symbol
10: Improve water efficiency and quality	Proximity to waterbodies	n/a	n/a	Within 10m 10 – 30m >30m	
	Environment Agency Groundwater Source Protection Zones (SPZ)	n/a	n/a	Zone 1 Zone 2 Zones 3 & 4 Outside SPZ	
11: Reduce waste generation and increase level of reuse and recycling	Not applicable at location level assessment				
12: Improve air quality	Air quality management area (AQMA)	n/a	n/a	Within 50m	
				250m 500m	
13: Minimise flood risk and reduce the impact of flooding to people and property in York	Environment Agency Flood Zones	n/a	n/a	Zone 3a	
				Flood Zone 2	
				Flood Zone 1	
14: Conserve and enhance York's historic environment, cultural heritage, character and setting	Heritage Impact Appraisal <sup>11</sup>	n/a	n/a	Significant Positive Benefit	
				Positive	

<sup>11</sup> The scoring against Objective 14 has been informed by the evidence contained within the Heritage Impact Appraisal (HIA) and discussions with CYC Officers taking into account heritage and landscape designations.



SA Objective	Relevant Assessment Criteria	Maximum score		Indicative SA Scoring	
	Indicator	Per indicator	Total	Points scored	SA Symbol
				Benefit Minor Harm Serious Harm Neutral	
15: Protect and enhance York's natural and built landscape	Heritage Impact Appraisal <sup>12</sup>	n/a	n/a	Significant Positive Benefit Positive Benefit Minor Harm Serious Harm Neutral	

#### 4.6 Appraising the Draft Thematic Policies

The appraisal of thematic policies contained in each of the remaining 12 draft Local Plan policy chapters using the same approach as that adopted to appraise the key development principles and spatial strategy policies. A score has been awarded for both each constituent policy and for the cumulative effect of all policies on a chapter-by-chapter basis.

A summary of the results of the appraisal of the draft Local Plan policies is presented in Section 5.6 of this report. The appraisal matrices are presented at Appendix J.

<sup>12</sup> The scoring against Objective 15 has been informed by the findings of the HIA in respect of Principle Characteristic 6: Landscape and Setting and discussions with CYC Officers taking into account landscape designations.

## Appendix F Regulation 14 /15 responses

<u>Organisation</u>	<u>Response</u>	<u>AECOM comments</u>
<b>Regulation 14</b>		
<u>CYC</u>	<p>Please also be aware that Members agreed at the LPWG 27/06/16 and Executive on 30/06/16 a Preferred Sites Document to go out for citywide public consultation. This document sets out our revised housing and employment as well as an updated portfolio of sites to meet housing and employment demands within York. In this portfolio of sites, the following were included within the Poppleton Neighbourhood Plan area:</p> <ul style="list-style-type: none"> <li>• <u>ST1: British Sugar – 1140 dwellings (805 in plan period)</u></li> <li>• <u>ST2: Civil Service Sports Ground – 292 dwellings</u></li> <li>• <u>H57: Poppleton Garden Centre – 93 dwellings (formerly E16 identified for employment use)</u></li> </ul> <p>Following further work as outlined in the Preferred Sites Consultation document, ST29: Land to the south of Boroughbridge Road has been removed as a potential allocation at this stage.</p>	<p>Addressed in SEA Environmental Report (Regulation 15)</p>
	<p>We note your reference to the latest SHMA being 2012. Please be aware that City of York Council published a new SHMA as part of papers being taken to Members of the Local Plan Working Group 27th June 2016. This states that our new Objectively Assessed Housing Need is 841 dwellings per annum based upon the latest evidence. You can access the document via the City of York Council Meetings webpage for the Local Plan Working Group.</p>	<p>Addressed in SEA Environmental Report (Regulation 15)</p>
	<p>For information, paragraph 4 repeats paragraph 2.</p>	<p>Addressed in SEA Environmental Report (Regulation 15)</p>
	<p>Should this paragraph 6 begin with “not” instead of “none”?</p>	<p>Addressed in SEA Environmental Report (Regulation 15)</p>
	<p>We welcome a method to shortlist sites to identify reasonable alternatives. We agree with the use of City Of York’s criteria assessment for shortlisting purposes as it provides a consistency of approach between the Neighbourhood Plan and the Local Plan. We also welcome further bespoke criteria to shortlist sites has been used to identify alternative sites. However, we would welcome the additional considerations used by the Parish to shortlist sites is presented in the report/ annex for clarity. We recommend this approach to help to ensure consistency of analysis to each of the considered sites. Currently, the analysis presented in column “Outcomes of P4P Assessment” is inconsistent.</p>	<p>Addressed in SEA Environmental Report (Regulation 15)</p>
	<p>Table 3 presents a summary of the SEA site scoring, which we consider to be valuable in showing how each site performed. However, the site ref includes two “P4P” references and it is not clear why or what the two references are and therefore to which sites on Figure 2 they relate.</p>	<p>Addressed in SEA Environmental Report (Regulation 15)</p>
	<p>We would recommend including the methodology for GIS assessment which is missing from main report / Appendix E. This is to ensure an accurate interpretation of the symbols in Table 3 and what they pertain to. We attach this for your information.</p>	<p>Addressed in SEA Environmental Report (Regulation 15)</p>
	<p>Paragraph 6 states: “During consultation for CYC draft local plan (2013-2014) the GB boundary line of the village was altered”. Please see the main letter for our comments on Green Belt and how this should be referred to.</p>	<p>Addressed in SEA Environmental Report (Regulation 15)</p>
	<p>Please see the main letter for our comments on Green Belt and how this should be referred to.</p>	<p>Addressed in SEA Environmental Report (Regulation 15)</p>
	<p>Please see the main letter for our comments on Green Belt and</p>	<p>Addressed in SEA</p>

	<a href="#">how this should be referred to.</a>	<a href="#">Environmental Report (Regulation 15)</a>
	<a href="#">A tension is recognised between the provision of employment land and the wish through consultation that this is retained as a garden centre given that this site was submitted to the Council for consideration for development. This is not relevant to the transport section but should be within the site assessment showing how consultation comments have been considered.</a>	<a href="#">Noted</a>
	<a href="#">An explanation of why these sites have been chosen in favour of the alternatives appraised within Appendix E assessment should be stated.</a> <a href="#">Also, this section presents housing sites for consideration but not employment sites such as Poppleton Garden Centre.</a>	<a href="#">Addressed in SEA Environmental Report (Regulation 15)</a>
	<a href="#">We agree with the methodology as stated at the front of this annex as it mirrors CYC's methodology. We do request however that an acknowledgement is included to this effect.</a> <a href="#">We welcome further bespoke criteria to shortlist sites has been used to identify alternative sites by the Parishes. However, we would welcome the additional criteria considered being presented in the methodology at the front of this appendix for clarity. We recommend this to help to ensure a standardised approach and consistency of analysis against each of the considered sites. We note that some of the analysis presented in column "Outcomes of P4P Assessment" is inconsistent as different factors have been considered for each site. It is also inconsistent in places against the methodology stated. For example site P4P 6 is stated to fail environmental assets due to being within an area of historic character and setting. However, this does not accord with the evidence base used for the CYC assessment. We recommend that this column is updated accordingly.</a> <a href="#">For clarity, the evidence base used by CYC to undertake the criteria assessment was as follows:</a> <ul style="list-style-type: none"> <li>• <a href="#">Criteria 1 Environmental Assets</a> <ul style="list-style-type: none"> <li>- <a href="#">Green Belt Appraisal 2003 and subsequent updates to historic character and setting (2011 and 2013)</a></li> <li>- <a href="#">Statutory nature conservation designations from Natural England</a></li> <li>- <a href="#">Non statutory nature conservation sites taken from the Biodiversity Action Plan (2013)</a></li> <li>- <a href="#">Ancient woodland</a></li> <li>- <a href="#">Strategic Flood Risk Assessment (for flood zone 3b)(2014)</a></li> </ul> </li> <li>• <a href="#">Criteria 2 Openspace</a> <ul style="list-style-type: none"> <li>- <a href="#">Openspace Study (2014)</a></li> </ul> </li> <li>• <a href="#">Criteria 3 High flood risk and Greenfield</a> <ul style="list-style-type: none"> <li>- <a href="#">Strategic Flood Risk Assessment (for flood zone 3a) (2014)</a></li> </ul> </li> <li>• <a href="#">Criteria 4 Access to services and transport</a> <ul style="list-style-type: none"> <li>- <a href="#">Desk-based survey of all schools, convenience shops/supermarkets, doctors, cycle routes, bus routes and pedestrian routes (2016)</a></li> </ul> </li> </ul> <a href="#">We welcome the format of the table expressing whether sites are included/excluded from P4P document. However, we would appreciate some clarity as to whether these are identified as alternatives for consideration for allocations or whether this states that they are 'included/excluded' from the plan as allocations. If the latter, it would be useful to include what the site is allocated for.</a>	<a href="#">Addressed in SEA Environmental Report (Regulation 15)</a>
<a href="#">Environment Agency</a>	<a href="#">Given that all of the development proposed through the plan remains to be directed towards the areas at lowest flood risk, and that this is consistent with the aims of national planning policy, I can confirm that we have no further comments to make on this consultation.</a>	<a href="#">Noted</a>
<a href="#">Historic England</a>	<a href="#">We concur with the assessment within Aecom's [sic] SEA (pg. 35-36) that "the policies which are relevant to the historic environment</a>	<a href="#">Noted</a>

and landscape will lead to positive effects...”; we also note that the SEA goes on to state that “Numerous other policies are geared towards supporting the historic environment and landscape/ townscape objective”.

<u>Natural England</u>	<p><u>Natural England are broadly content with the assessment however in order to ensure compliance with the legislation we advise that you address the following concern:</u></p> <p><u>Natural England note that although impacts on Clifton Ings and Rawcliffe Meadows SSSI are taken into account in the assessment there is no reference to the SSSI in the Amended Scoping Report. We would expect to see consideration of nationally designated sites in the Baseline Summary and in figure 3.1</u></p>	<p><u>Poppleton Parish Council has updated the SEA Environment Report Appendix C to include Clifton Ings and Rawcliffe Meadows SSSI.</u></p>
<u>Gallagher Planning</u>	<p><u>Gallagher Planning assert that the SEA was a 'bolt-on' and that the testing of alternatives was 'unusually poor'. They further assert that the SEA Environmental Report is incompatible with national guidance (the PPG).</u></p>	<p><u>The legal test for an SEA is the compliance with the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations'). In regard to the process, the SEA has complied with:</u></p> <ul style="list-style-type: none"> <li>• <u>Regulation 9 'determination of the responsible authority' (aka screening);</u></li> <li>• <u>Regulation 12 (5) consulting on the scope of the assessment with the consultation bodies for a period of five weeks</u></li> <li>• <u>Regulation 12 'preparation of an environmental report'; and</u></li> <li>• <u>Regulation 13 'consultation procedures' in that the draft plan was accompanied by an environmental report.</u></li> </ul> <p><u>With reference to paragraph 33 of the PPG (which the consultee references themselves), the requirement for the Environmental Report to accompany the pre-submission neighbourhood plan has clearly been met.</u></p> <p><u>With regard to the identification of reasonable alternatives, AECOM worked with both CYC and Poppleton Parish Planning Group to identify reasonable alternatives for assessment. In doing so, it is recognised that, as per the judgment handed down in Friends of the Earth England, Wales and Northern Ireland</u></p>

[Limited v The Welsh Ministers \[2015\] EWHC 776 \(Admin\)](#) (Hickenbottom, J) ('Welsh Ministers') *"the planning authority has a substantial area of discretion as to the extent of the inquiries which need to be carried out to identify the reasonable alternatives which should then be examined in greater detail."* Indeed, the Environmental Report included specific questions to stakeholders with regard to identifying further alternatives. No other alternatives were identified in responses, including those from Gallagher Planning. It is considered that a proportional approach has been adopted to the identification of reasonable alternatives and the lack of further alternatives identified reinforces this.

With regard to the SEA being a bolt-on, this is a fair point if the SEA had been started and completed at Regulation 16. As it was, AECOM advised the qualifying body to go back to Regulation 14 and consult on a *draft plan* that was accompanied by an SEA Environmental Report of the draft plan. All options were still 'on the table' at this point. It is therefore considered that this complaint has no merit.

<a href="#">Rollits LLP</a>	<a href="#">Rollits LLP raise various issues with regard to the NDP that are also addressed in the SEA Environmental Report. These include the effectiveness of Policies PNP10C and PNP10D. These issues address the protection of hedgerows and data gaps.</a>	<a href="#">This is a matter for the planning group and the plan itself rather than the SEA Environmental Report.</a>
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**[Regulation 15](#)**

<a href="#">CYC</a>	<a href="#">NTS</a>		
<a href="#">General</a>	<a href="#">Needs to be updated to reflect the current consultation</a>	<a href="#">Amended</a>	
<a href="#">Purpose of NTS</a>	<a href="#">Needs to be updated to reflect the current consultation</a>	<a href="#">Amended</a>	
<a href="#">Assessment of Poppleton NP</a>	<a href="#">Excludes analysis/summary of E2: Poppleton Garden Centre.</a>	<a href="#">Amended</a>	
<a href="#">Next steps</a>	<a href="#">Need to be updated to reflect current consultation.</a>	<a href="#">Amended</a>	

## Environmental Report

<u>General</u>	<u>No acknowledgment for the inclusion of statutory body comments from Submission Consultation December 2016 – January 2017.</u>	<u>Amended</u>
<u>Page 13, para 3.3.1</u>	<u>Clarity required to enable cross reference between P4P reference in table and quoted allocations below table. E.g. P4P19 = H1; P4P24 = H2; P4P22 = H3; P4P18 = H4; P4P35 = E5</u>	<u>Amended</u>
<u>Page 14, para 3.3.2</u>	<u>This paragraph states 2 housing sites were rejected. 5 sites are allocated. This leaves 3 sites that have been rejected but not mentioned in rejection section 3.3.2. These are P4P33, P4P4 and P4P5.</u>	<u>Amended</u>
<u>Page 16, para 1</u>	<u>References to the Green Belt need amending. Suggested change: “ A key planning consideration is that the general extent of York’s Green Belt extends 6 miles from the city centre as per the saved policies in the Yorkshire and Humber RSS and therefore the draft inner Green Belt Boundary...”</u>	<u>Amended</u>
<u>Page 16, Para 5</u>	<u>Second sentence regarding the Green Belt seems out of context now that following text has been removed.</u>	<u>Amended</u>
<u>Page 20, para 3-4</u>	<u>Suggested change: Para 3 “In this context, the City of York (which does not have an adopted Local Plan) currently has saved policies from the otherwise revoked Yorkshire and Humber RSS pertaining to the general extent of York’s Green Belt. The policies, together with the key diagram, show that the general extent of Green belt extends 6 miles from the city centre. It is the role of the new Local Plan to define the green belt boundaries. Boundaries defined in the Local Plan Fourth Set of Changes approved for Development Management Purposes (2005) are currently used for planning decisions. The latest draft boundary was depicted in the Local Plan Publication draft (2014).</u>	<u>Amended</u>

	<a href="#">Para 4</a> <a href="#">Therefore, the Green belt boundary around the PNP area has not yet been defined through the Development Plan process. Policy PNP1 therefore...</a>	
<a href="#">Page 20, para 5</a>	<a href="#">Suggested change:</a> <a href="#">“...pertain to the Green Belt (the boundaries of which are yet to be defined through the new Local Plan although the latest draft boundary is set out in the Publication draft Local Plan (2014))...”</a>	<a href="#">Amended</a>
<a href="#">Page 23, para 3</a>	<a href="#">Suggested change:</a> <a href="#">“The is confounded by the location of Poppleton relative to the general extent of York’s Green belt”.</a>	<a href="#">Amended</a>
<a href="#">Page 27, para 4.9.2</a>	<a href="#">Natural England’s commentary regarding the inclusion of mitigation for the Bee Bank SINC is not included or referenced as they request.</a>	<a href="#">Amended</a>
<a href="#">Page 28, 4.9.3</a>	<a href="#">Following statement also applicable (copied from H3 analysis):</a> <a href="#">“It should be noted however that the site has not been included in the Publication version of the draft CYC Local Plan and CYC have advised that a willing landowner has not been confirmed. As such the development is unlikely to occur during the PNP period”.</a>	<a href="#">Amended</a>
<a href="#">Page 30, para 4.10</a>	<a href="#">Does not include E2 in summary.</a>	
<a href="#">Environment Agency</a>	<a href="#">No objections</a>	<a href="#">Noted</a>
<a href="#">Historic England</a>	<a href="#">No further comments</a>	<a href="#">Noted</a>
<a href="#">Natural England</a>	<a href="#">Natural England are broadly content with the assessment however in order to ensure compliance with the legislation we advise that you address the following concern.</a> <a href="#">Natural England note that although impacts on Clifton Ings and Rawcliffe Meadows SSSI are taken into account in the assessment there is no reference to the SSSI in the Amended Scoping Report. We would expect to see consideration of nationally designated sites in the Baseline Summary and</a>	<a href="#">Noted</a> <a href="#">The Scoping Report Figure 2 was amended by the group to include Rawcliffe Meadow and Clifton Ings.</a>