



Local Plan Preferred Options

SUSTAINABILITY APPRAISAL

June 2013

1	INTRODUCTION	4
	<i>The Local Development Scheme.....</i>	4
1.1	THE LOCAL PLAN	5
	<i>Key Drivers for the Local Plan Preferred Options</i>	7
1.2	SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSMENT.....	8
	<i>Previous Sustainability Appraisal.....</i>	10
1.3	HABITAT REGULATION ASSESSMENT (HRA)	10
1.4	REPORT STRUCTURE	11
2	SA CONTEXT AND EVIDENCE BASE.....	12
2.1	SA CONTEXT	12
2.2	SUSTAINABILITY REVIEW OF RELEVANT PLANS.....	14
2.3	THE BASELINE AND SUSTAINABILITY ISSUES	17
	<i>Population and Households:.....</i>	18
	<i>Economy.....</i>	20
	<i>Deprivation and Equality.....</i>	23
	<i>Climate Change.....</i>	26
	<i>Transport.....</i>	27
	<i>Health.....</i>	29
	<i>Resources, Energy and Waste.....</i>	30
	<i>Air Quality</i>	32
	<i>Water, Flooding and Flood Risk</i>	33
	<i>Green Infrastructure and Biodiversity.....</i>	36
	<i>Landscape</i>	39
	<i>Heritage</i>	40
	<i>Geology and Soils.....</i>	42
	<i>Community Safety.....</i>	43
3	SUSTAINABILITY APPRAISAL PROCESS	44
3.1	LEGAL CONTEXT.....	44
3.2	SA FRAMEWORK	44
3.3	APPLICATION TO THE PREFERRED OPTIONS LOCAL PLAN	49
	<i>Assessment Methodology for the Strategic Vision and Policy Alternatives</i>	49
	<i>Assessment Methodology for the Strategic Sites and Allocations</i>	49
	<i>Mitigation Measures.....</i>	55
	<i>Who has undertaken the Assessment?</i>	55
	<i>Technical difficulties encountered.....</i>	55
4	ASSESSMENT OF EFFECTS	56
4.1	INTRODUCTION	56
4.2	LOCAL PLAN VISION AND OUTCOMES	56
4.3	PREFERRED OPTIONS AND ALTERNATIVES ASSESSMENT	60
	<i>Sustainable Development</i>	60
	<i>Spatial Strategy.....</i>	61
	<i>York City Centre.....</i>	64
	<i>York Central.....</i>	65
	<i>Economy.....</i>	66
	<i>Retail.....</i>	68
	<i>Housing Growth and Distribution</i>	70
	<i>Aiding Choice in the Housing Market.....</i>	72
	<i>Affordable Housing</i>	74

	<i>Community Facilities</i>	76
	<i>Education, Skills and Training</i>	78
	<i>Universities</i>	79
	<i>Design and Historic Environment</i>	80
	<i>Green Infrastructure</i>	81
	<i>Green Belt</i>	83
	<i>Flood Risk Management</i>	84
	<i>Climate Change</i>	85
	<i>Environmental Protection</i>	87
	<i>Waste and Minerals</i>	88
	<i>Transport</i>	89
	<i>Communications Infrastructure</i>	92
	<i>Infrastructure and Developer Contributions</i>	93
4.4	STRATEGIC SITES AND ALLOCATIONS	94
	<i>Screening of Potential Allocations</i>	94
	<i>Strategic Sites</i>	98
	<i>Summary of Strategic Sites Scoring</i>	105
	<i>Housing and Employment Allocations</i>	107
	<i>Mitigation for Strategic Sites and Allocations</i>	115
5	CUMULATIVE AND SYNERGYSTIC EFFECTS	120
5.1	WHAT ARE CUMULATIVE AND SYNERGYSTIC EFFECTS?	120
5.2	CUMULATIVE EFFECTS ARISING FROM THE PREFERRED OPTIONS	120
5.3	CUMULATIVE EFFECTS ARISING FROM OTHER PLANS AND PROGRAMMES	126
6	WHAT HAPPENS NEXT?	127
6.1	CONSULTATION	127
	<i>How to comment on this report</i>	127
6.2	POST CONSULTATION	127
6.3	MONITORING.....	128
6.4	FURTHER INFORMATION.....	129
	APPENDIX 1: GLOSSARY OF TERMS	130
	Separate Appendices:	
	APPENDIX 2 PLANS, POLICIES AND PROGRAMMES CONTEXT REVIEW	
	APPENDIX 3: BASELINE	
	APPENDIX 4: SA FRAMEWORK OBJECTIVES AND MONITORING INDICATORS	
	APPENDIX 5: VISION AND OUTCOMES APPRAISAL	
	APPENDIX 6: POLICY ALTERNATIVES APPRAISAL	
	APPENDIX 7: SITE SELECTION METHODOLOGY AND SCORING SYSTEM	
	APPENDIX 8: STRATEGIC SITES APPRAISAL	
	APPENDIX 9: ALLOCATED SITES AND ALTERNATIVES APPRAISAL	

List of Figures

FIGURE 1.1: SIGNPOSTING OF SEA REQUIREMENTS.....	9
FIGURE 2.1: THE SA AND DEVELOPMENT PLAN DOCUMENT PREPARATION PROCESS.	12
FIGURE 2.2: INTERRELATIONSHIP BETWEEN STAGE A TASKS	13
FIGURE 2.3: RELEVANT PLANS AND PROGRAMMES	16
FIGURE 2.4: POPULATION PYRAMID USING CENSUS 2011	18
FIGURE 2.5: POPULATION BY AGE GROUP	18
FIGURE 2.6: HOUSEHOLD COMPOSITION 2011/2021 (%)	19
FIGURE 2.7: TOTAL EMPLOYMENT BY SECTOR, 2011	21
FIGURE 2.8: FULL-TIME EARNINGS IN POUNDS (£) (ASHE 2011)	22
FIGURE 2.9: IMD COMPARISON	23

FIGURE 2.10: AVERAGE HOUSE PRICE	24
FIGURE 2.11: COMMUTING PATTERNS.....	27
FIGURE 2.12: AIR QUALITY MANAGEMENT AREA	32
FIGURE 2.13: WATER QUALITY	34
FIGURE 2.14: FLOOD RISK IN YORK	35
FIGURE 2.15: GREEN CORRIDORS	37
FIGURE 2.16: NATURE CONSERVATION SITES	38
FIGURE 2.17: HISTORIC CHARACTER AND SETTING.....	41
FIGURE 3.1: DEVELOPMENT OF SA OBJECTIVES.....	44
FIGURE 3.2: SA OBJECTIVES RELEVANT TO SEA TOPICS	45
FIGURE 3.3: SA FRAMEWORK	46
FIGURE 3.4: APPRAISAL SCORING SYSTEM FOR THE STRATEGIC VISION AND POLICY ALTERNATIVES.....	49
FIGURE 3.5: SUSTAINABLE LOCATION ASSESSMENT METHODOLOGY SUMMARY	50
FIGURE 3.6: MINIMUM SCORING CRITERIA FOR RESIDENTIAL AND EMPLOYMENT SITES	51
FIGURE 3.7: SA OBJECTIVES AND SITE APPRAISAL INDICATOR COMPATIBILITY FOR ALLOCATED SITES.....	52
TABLE 4.1: VISION AND OUTCOMES COMPATIBILITY MATRIX.....	57
TABLE 4.2: SUSTAINABLE DEVELOPMENT PREFERRED OPTION AND REASONABLE ALTERNATIVE	60
TABLE 4.3: SPATIAL STRATEGY PREFERRED OPTIONS AND REASONABLE ALTERNATIVES	61
TABLE 4.4: YORK CITY CENTRE PREFERRED OPTION AND REASONABLE ALTERNATIVE	64
TABLE 4.5: YORK CENTRAL PREFERRED OPTION AND REASONABLE ALTERNATIVES	65
TABLE 4.6: ECONOMY PREFERRED OPTIONS AND REASONABLE ALTERNATIVES	66
TABLE 4.7: RETAIL PREFERRED OPTIONS AND REASONABLE ALTERNATIVES.....	68
TABLE 4.8: HOUSING GROWTH AND DISTRIBUTION PREFERRED OPTIONS AND REASONABLE ALTERNATIVES.....	70
TABLE 4.9: AIDING CHOICE IN THE HOUSING MARKET PREFERRED OPTIONS AND REASONABLE ALTERNATIVES	73
TABLE 4.10: AFFORDABLE HOUSING PREFERRED OPTIONS AND REASONABLE ALTERNATIVES	75
TABLE 4.11: COMMUNITY FACILITIES PREFERRED OPTIONS AND REASONABLE ALTERNATIVES	76
TABLE 4.12: EDUCATION, SKILLS AND TRAINING PREFERRED OPTIONS AND REASONABLE ALTERNATIVES.....	78
TABLE 4.13: UNIVERSITIES PREFERRED OPTION AND REASONABLE ALTERNATIVES	79
TABLE 4.14: DESIGN AND HISTORIC ENVIRONMENT PREFERRED OPTION AND REASONABLE ALTERNATIVES	80
TABLE 4.15: GREEN INFRASTRUCTURE PREFERRED OPTIONS AND REASONABLE ALTERNATIVES.....	81
TABLE 4.16: GREEN BELT PREFERRED OPTIONS AND REASONABLE ALTERNATIVES.....	83
TABLE 4.17: FLOOD RISK MANAGEMENT PREFERRED OPTIONS AND REASONABLE ALTERNATIVES.....	84
TABLE 4.18: CLIMATE CHANGE PREFERRED OPTIONS AND REASONABLE ALTERNATIVES.....	86
TABLE 4.19: ENVIRONMENTAL PROTECTION PREFERRED OPTION AND REASONABLE ALTERNATIVES	87
TABLE 4.20: WASTE AND MINERALS PREFERRED OPTION AND REASONABLE ALTERNATIVES	88
TABLE 4.21: SUSTAINABLE TRANSPORT PREFERRED OPTIONS AND REASONABLE ALTERNATIVES	89
TABLE 4.22: COMMUNICATIONS INFRASTRUCTURE PREFERRED OPTION AND REASONABLE ALTERNATIVE.....	92
TABLE 4.23 : INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS PREFERRED OPTIONS AND REASONABLE ALTERNATIVES	93
FIGURE 4.1: SITES TAKEN FORWARD FOR CONSIDERATION	95
FIGURE 4.2: SITES REMOVED THROUGH CRITERIA ANALYSIS	96
FIGURE 4.3: MAP OF STRATEGIC SITES AND ALLOCATIONS.....	97
FIGURE 4.4: IMPACTS OF THE STRATEGIC SITES.....	105
FIGURE 4.5: HOUSING AND EMPLOYMENT ALLOCATIONS APPRAISAL SUMMARY AGAINST SA OBJECTIVES	108
FIGURE 5.1: RESULTS OF THE CUMULATIVE EFFECTS ASSESSMENT	122
FIGURE 6.1: LOCAL DEVELOPMENT FRAMEWORK MONITORING	128

1 Introduction

- 1.0.1 City of York Council is currently preparing the City of York Local Plan. The Local Plan will supersede the Draft Local Plan adopted for Development Control purposes in April 2005. The Local Plan includes a vision for the future development of the city and spatial strategy and covers both strategic policies and allocations, alongside detailed development management policies.
- 1.0.2 The Local Plan builds on the previous Local Development Framework (LDF Core Strategy), which was withdrawn in 2012 after Members instructed officers to undertake the necessary steps to withdraw the City of York LDF Core Strategy from the Examination process. This enabled the Council to produce a new plan which is fully compliant with the new planning system outlined in the National Planning Policy Framework (NPPF), published in March 2012.
- 1.0.3 The National Planning Policy Framework (NPPF) was published on March 27th 2012 and sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development which is a key issue running through both plan making and decision taking. Following the emphasis placed on sustainable development in the NPPF, the Council has included an individual section in the Local Plan which titled 'Sustainable Development' which explains how the Council will take a positive approach that reflects the presumption in favour of sustainable development. This section defines sustainable development in planning terms for York whilst setting out the overarching objectives of the Local Plan.
- 1.0.4 The NPPF also outlines the requirements for Sustainability Appraisal as it relates to plan preparation at paragraph 165:
"A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors."

The Local Development Scheme

- 1.0.5 The LDS is a document which details the timescales of which stages of the Local Plan will be undertaken when. Its main purposes are:
- to inform the community and other partners of the Local Plan and the timescale of its preparation; and
 - to establish the Council's priorities for the preparation of the Local Plan and its associated work programmes, including in relation to budgeting and resources.
- 1.0.6 The preparation of sustainability appraisals will be in line with the LDS and document production. As the sustainability appraisal process is iterative, there has been ongoing dialogue during the preparation of the Local Plan document and this formal report has been produced to document the SA findings of the Preferred Options document.

1.1 The Local Plan

- 1.1.1 The Local Plan is the principle document that sets the spatial vision for the future development of the city and includes strategic vision and objectives, strategic policies and allocations, as well as detailed development management policies. The Local Plan builds on the previous Local Development Framework (LDF Core Strategy), which was withdrawn in 2012 after Members instructed officers to undertake the necessary steps to withdraw the City of York LDF Core Strategy from the Examination process.
- 1.1.2 The Local Plan Spatial Vision and Outcomes (Section 3) sets out the spatial planning vision and related outcomes for the City of York. It responds to the planning issues, challenges and opportunities facing York and the outcomes of the public consultation to date, including that previously undertaken on the Local Development Framework.
- 1.1.3 The following is the Preferred Options Local Plan Vision summary taken from Section 3 of the Local Plan:

In the City of York area over the next fifteen years the Local Plan will deliver sustainable patterns and forms of development. These will support the delivery of the city's economic and social ambitions, whilst conserving and enhancing its unique historic and natural environmental assets.

The plan will ensure that the vision and outcomes are delivered in a way that recognises the challenges of climate change, protects residents from environmental impacts and promotes social inclusivity.

- 1.1.4 The vision and outcomes are intended to be a spatial expression of the City's Sustainable Community Strategy, 'The Strategy for York 2011-2025' and 'Delivering for the People of York: The Council Plan 2011-2015', each of which has their own vision and outcomes.

<p>The 'Strategy for York' Vision is: York: A City Making History Making our mark by</p> <ul style="list-style-type: none"> • Building confident, healthy and inclusive communities; • Being a leading environmentally friendly city; • Being at the forefront of innovation with a diverse and thriving economy; • Being a world class centre for culture, education and learning for all; and • Celebrating our historic past and creating a successful and ambitious future. 	<p>The Council Plan 2011-2015 sets out the Council's priorities and a number of targets that the Council is committed to meeting in relation to the five priority areas. The priorities are to:</p> <ul style="list-style-type: none"> • Create jobs and grow the economy; • Get York moving; • Build strong communities; • Protect vulnerable people; and • Protect the environment
--	--

- 1.1.5 The vision and objectives for the Local plan are described in terms of the following interconnected priorities. The broad priorities of social inclusion and sustainability cut across all four of the below:
- Create Jobs and Grow the Economy;
 - Get York Moving;
 - Build Strong Communities; and
 - Protect the Environment

- 1.1.6 Policy SD1: Sustainable Development sets out the Council's intention to encourage growth and development whilst balancing it with environmental and social factors. This policy defines sustainable development in planning terms for York in response to the National Planning Policy Framework's '*Presumption in favour of sustainable development*'. The following is the most relevant section of the policy regarding the Local Plan aims and objectives.

SD1: Sustainable Development

iv. The Local Plan aims to deliver sustainable development in planning terms for York whilst addressing climate change and supporting social inclusivity. Future planning in York, including future development, will need to support the delivery of the following high level objectives which are defined in the subsequent sections of the plan. The Spatial Strategy (*Sections 5 -7*) responds to all the objectives highlighted.

Create Jobs and Grow the Economy (*Section 8 and 9*)

- Support sustainable economic growth to improve prosperity whilst respecting the City's unique built and natural environment.

Build Strong Communities (*Sections 10-15*)

- Build strong, sustainable communities through addressing the housing and community needs of York's current and future population.

Protect the Environment

Built Environment (*Section 16*)

- Conserve and enhance York's heritage by ensuring new development is of the highest quality standards in urban design and public realm.

Natural Environment (*Section 17 and 18*)

- Conserve and enhance York's Green Infrastructure whilst promoting accessibility to encourage opportunities for sport and recreation, and restore and recreate sites of priority species and habitats.
- Protect and preserve York's setting and special character

Natural Resources and Environmental Protection (*Sections 19-22*)

- Reduce flood risk by ensuring that new development is not subject to or does not contribute to flooding.
- Ensure sustainable design techniques are incorporated in new developments and maximise the generation and use of low carbon/renewable energy resources to reduce York's carbon footprint and help adapt and mitigate against climate change.
- Improve air quality and limit environmental nuisance including noise, vibration, light, dust, odour, fumes and emissions, from development.
- Reduce waste levels through the reducing, reusing and recycling hierarchy, and ensure appropriate sites for waste management are provided.
- Safeguard natural mineral resources and maximise the production and use of secondary aggregates.

Get York Moving (*Section 23 and 24*)

- Promote sustainable modes of transport whilst delivering transport infrastructure.

Key Drivers for the Local Plan Preferred Options

- 1.1.7 York's sub-regional role, key drivers and location factors for growth have been explored and used to develop York's approach to spatial growth.
- 1.1.8 York is identified as having a sub-regional role with a sphere of influence extending beyond the local authority boundary. York is known to have inter-dependencies with other nearby towns and cities, is an economic driver for the Sub Area, the principal retail and services hub and the centre of the Sub Area's commuting patterns and transport network. The city's influence on the housing market is also known to extend beyond the boundary and many people who work in York have sought housing in adjoining districts. The nature and extent of any functional relationships have been explored through evidence base work, such as the York Sub Area Study (2011), Leeds City Region Interim Strategy Statement (2011) and North Yorkshire and York Strategic Housing Market Assessment (2011). The Council's intention to ensure that these roles and functions are supported through the Local Plan have been carried through to inform policy development.
- 1.1.9 Ensuring sustainable growth patterns is an important part of the Plan's vision and the spatial approach has explored the key principles for delivering sustainable growth for York. The key drivers are identified as economic growth and population/housing growth recognising that economic and housing growth intrinsically influence each other and if delivered together, should enable sustainable growth patterns by allowing people to live and work within the authority. Evidence base commissioned as part of the Local Plan preparation identifies alternative growth scenarios for York for both the economy and housing. The preferred approach recommends York should deliver approximately 16,000 additional jobs between 2012 and 2030 as well as nearly 22,000 homes to meet demand for economic and population growth. (More detail is given in Section 4.3)
- 1.1.10 In determining the locations for this growth, a number of key environmental factors were considered as they provide an overarching narrative of influencing factors which shape the choices in accommodating growth. The methodology for site selection also uses the following characteristics in selecting sites. This is set out in more detail within section 3 of this SA report. The environmental factors considered are:
- The character and setting of the city
 - Environmental assets – Nature Conservation, Green Corridors and Openspace
 - Flood Risk
 - Location Sustainability
 - Settlement capacity
- 1.1.11 The overall approach to the Spatial Strategy underpins the approach to York's future growth through directing the location and scale of new housing, employment and retail. Delivering the spatial approach in the Local Plan is through:
- Core Strategy Policies - Core Strategy Policies are intended to support the delivery of the spatial strategy.
 - Strategic Sites and allocations - In order to help achieve the spatial strategy, 24 strategic sites and 45 other allocations have been identified to support housing and economic growth.
 - Development Management Policies - will outline the criteria against which planning applications will be assessed and will reflect the strategic objectives and core policies of the Core Strategy
- 1.1.12 The Local Plan policies and site allocations are grouped under the interconnecting vision and objectives themes as follows:

- **Create Jobs and Grow the Economy**
 - Economy (5 policies)
 - Retail (4 policies)
- **Build Strong Communities**
 - Housing Growth and Distribution (4 policies)
 - Aiding Choice in the Housing Market (6 policies)
 - Affordable Housing (1 policy)
 - Community Facilities (4 policies)
 - Education, Skills and Training (4 policies)
 - Universities (5 policies)
- **Protect the Environment**
 - Design and the Historic Environment (14 policies)
 - Green Infrastructure (7 policies)
 - Green Belt (5 policies)
 - Flood Risk Management (3 policies)
 - Climate Change (2 policies)
 - Environmental Quality (3 policies)
 - Waste and Minerals (2 policies)
- **Get York Moving**
 - Transport (12 policies)
 - Communications Infrastructure (1 policy)
 - Infrastructure and Developer Contributions (1 policy)
 - Delivery and Monitoring

1.1.13 In addition, the Plan includes:

- Sustainable Development Chapter (1 policy)
- Spatial Strategy Chapter, including:
 - Spatial Strategy
 - York Sub Area (1 policy)
 - Delivering Sustainable Growth for York (4 policies)
 - The Role of Greenbelt and Safeguarded Land (2 policies)
 - York City Centre (1 policy)
 - York Central (1 policy).

1.1.14 For clarity, each of the Local Plan chapters includes the same information to understand the background, policy context and justification for the Preferred Approach. The following sections are included:

- National Planning Policy Framework – National Guidance;
- You Told Us – Previous consultation comments;
- Key Evidence Base – documents which have informed the policy;
- Local Context – baseline and local information
- Preferred Approach – including the policy and justification;
- Policy Links – linkages to other relevant sections;
- Alternatives – the alternative approaches considered for each policy.

1.2 Sustainability Appraisal and Strategic Environmental Assessment

1.2.1 The Local Plan will be subject to Sustainability Appraisal (SA). SA is a process of identifying and evaluating a plan's impacts on social, economic and environmental objectives for the city and

recommends how the plan can become more sustainable by suggesting amendments to avoid or mitigate any negative impacts identified. The findings of the SA are then taken on board within the Plan's development and reflected in further drafts of the strategies to ensure it maximises its contribution towards sustainable development.

- 1.2.2 The SA process for York incorporates the requirement for European legislation (EU Directive 2001/42/EC), which requires spatial and land use plans to undergo Strategic Environmental Assessment (SEA). SEA is an iterative assessment process whereby the potential significant environmental effects arising from the plan/programme are identified, assessed, mitigated and communicated to plan-makers. This document clearly sets out where the requirements of the SEA Directive have been addressed. Figure 1 indicates where information required by the SEA Directive can be found in this report.

Figure 1.1: Signposting of SEA requirements

Environmental Report Requirements ¹	Relevant report / chapter
an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Sections 2 and 3 of this report; Scoping Report
the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Section 2 of this report
The environmental characteristics of the areas likely to be significantly affected	Section 2 and Appendix 3
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	Section 2 and Appendices 2 and 3 to this report
The environmental protection objectives, established at international, Community or Member State 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.	Section 2 and Appendix 3
The likely significant effects ² 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;	Sections, 2, 4 and 5 of this report
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	Section 4 and 5 of this report
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	Sections 3 and 4 of this report
A description of the measures envisaged concerning monitoring in accordance	Section 6 and

¹ As listed in Annex 1 of the SEA Directive (Directive 2001/42/EC on the assessment of plans and programmes on the environment)

² These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

with article 10	appendix 4 of this report
A non-technical summary of the information provided under the above headings.	Separate non-technical summary

Previous Sustainability Appraisal

- 1.2.3 Sustainability Appraisal was prepared as part of the former Local Development Framework process for the Core Strategy Development Plan Document (DPD), Allocations Issues and Options DPD, York Northwest Area Action Plan (AAP) and the City Centre Issues and Options AAP. These documents are available to view on the City of York Website via the Planning Policy/Sustainability Appraisal webpages.

1.3 Habitat Regulation Assessment (HRA)

- 1.3.1 The Habitat Regulation Assessments is a statutory document which determines whether the policies and proposals in the City of York Local Plan will have a significant effect on the integrity of European Conservation Sites, known as Natura 2000 Sites, within the vicinity of York.
- 1.3.2 The European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (the 'Habitats Directive') provides a legal framework for the protection for habitats and species of European importance. Article 2 of the Directive requires the maintenance or restoration of habitats and species of interest in the EU in favourable condition. This is implemented through a network of protected areas referred to as Natura 2000 sites. The Natura 2000 network of sites is made up of Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Offshore Marine Sites (OMS). Whilst Ramsar sites are not included within the European Directive, PPS9 indicates that Ramsar sites should be treated as fully designated European sites for considering developments, which affect them and therefore have been included in the City of York HRA alongside SPA and SACs.
- 1.3.4 The Natura 2000 sites being assessed as part of the HRA are:
- Strensall Common (SAC)
 - Lower Derwent Valley (SAC, SPA, RAMSAR)
 - River Derwent (SAC)
 - Skipwith Common (SAC)
 - Kirk Deighton (SAC)
 - Humber Estuary (SAC)
- 1.3.5 A separate HRA has been produced to accompany the Local Plan Preferred Options document. This can be found on the Local Plan page of the City of York Council website via the following link: www.york.gov.uk/localplan

1.4 Report Structure

1.4.1 The remainder of the report is structured as follows:

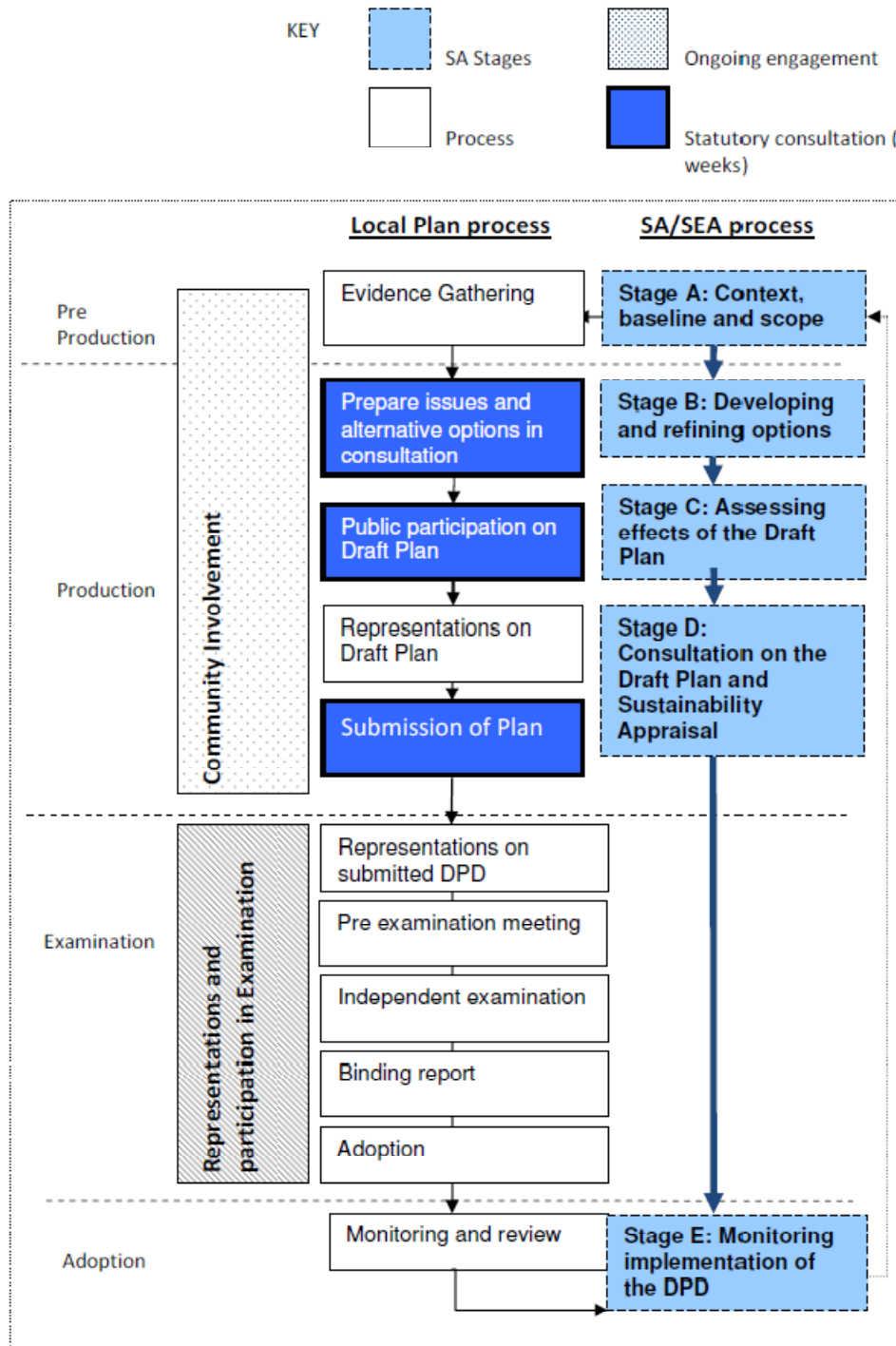
- **Section 2: SA Context and Evidence Base** - This introduces the baseline data and context that has been used to inform the development of the SA objectives that comprise the assessment framework and support the appraisal of the Preferred Options document;
- **Section 3: SA Appraisal Process** - This Section outlines the methodology used to appraise the Preferred Options document including the assessment framework for policies and sites;
- **Section 4: Assessment of effects** - This presents the findings of the SA for the Vision and objectives, Local Plan Preferred Approach and Strategic sites and allocations; and
- **Section 5: Cumulative and Synergistic Effects** - This section summarises the cumulative impacts of the Preferred Options Local Plan on the Sustainability Objectives. It also considers the cross boundary implications for the policies set out in the plan over the plan period;
- **Section 6: What Happens Next?**
This provides a summary of the consultation information and an explanation of the subsequent stages of SA in the context of the Local Plan, including the monitoring framework.

2 SA Context and Evidence Base

2.1 SA Context

2.1.1 The published Government guidance on SA advocates a five-step approach to undertaking the process. Figure 2.1 sets out the main stages of the SA and when they are undertaken in line with the emerging DPDs.

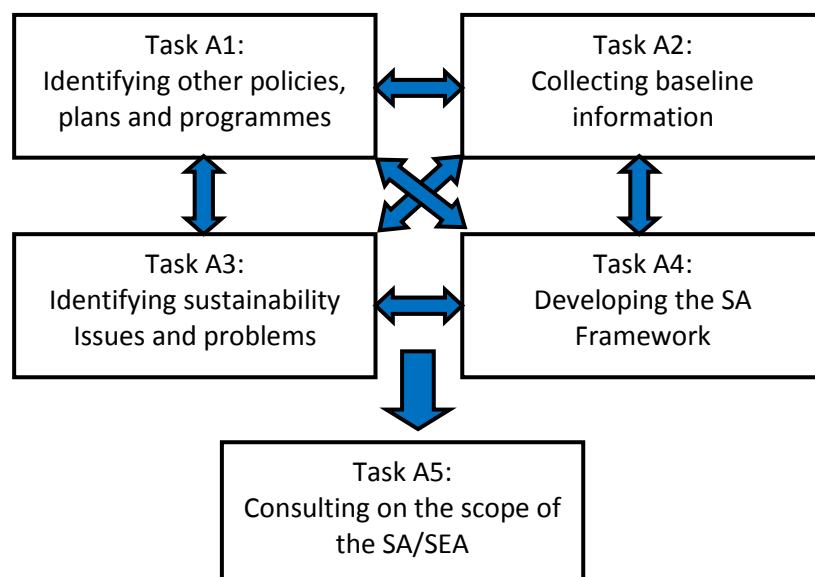
Figure 2.1: The SA and Development Plan Document preparation process.



- 2.1.2 Stage A of the SA process has been completed through the production of a Scoping Report. The scoping report establishes the framework for undertaking the Sustainability Appraisal through the production of a set of sustainable development objectives against which the sustainability performance of the plan can be measured and monitored. The report also establishes the baseline data and sets the sustainability context for York. The Scoping Report for the Local Plan took into consideration issues and evidence base, which had emerged since the Core Strategy.
- 2.1.3 The 2004 Planning and Compulsory Purchase Act as well as the SEA Directive require the Council to consult with the statutory bodies: Natural England, Environment Agency and English Heritage on the scope of the sustainability appraisal. The revised Scoping Report was consulted on in during February –March 2013. In addition to the statutory bodies, the report was made available for to the general public to view via the Council’s website to allow for additional comments.
- 2.1.4 Comments recieved during the consultation were used to inform the final document. The comments recieved and the Council’s response to these are available as an annex to the published SA Scoping Report available to download from the City of York Council website via the following link: [http://www.york.gov.uk/LDF/sustainability Appraisal](http://www.york.gov.uk/LDF/sustainability%20Appraisal)
- 2.1.5 Stage A of the scoping process is split into 5 key tasks. An understanding of the interrelationship between these tasks is critical to capture and understand the scope of the overall process.

A1	Identify other relevant plans, programmes and sustainability objectives that will influence the LDF
A2	Collect baseline information to provide an evidence base for sustainability issues, effects, prediction and monitoring.
A3	Identifying key sustainability issues for the SA to help focus analysis, setting of the SA fraemwork, prediction of effects and monitoring.
A4	Develop the SA Framework , consisting of the SA objectives and sub-objectives, to provide a means by which the sustainability of the plab can be appraised.
A5	Consult on the scope of the SA to ensure the appraisal covers the key sustainability issues.

Figure 2.2: Interrelationship between Stage A tasks



- 2.1.6 This section of the report summarises stage A of the SA process, including the methodology for assessing the Local Plan's policies and allocations.

2.2 Sustainability review of relevant plans

- 2.2.1 The first stage of the the SA involves reviewing relevant International, National, Regional and Local policy guidance, plans and strategies to identify their key environmental/ sustainability objectives and requirements and how these need to be taken on board by the City of York Local Plan. The requirement to undertake a context review and set out environmental and wider sustainability objectives is set out in the SEA Directive.
- 2.2.2 An 'Environmental Report' required under the SEA Directive should include:
- "An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes" to determine "the environmental protection objectives, established at international (European) 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" (Annex 1 (a), (e)).*
- 2.2.3 The main issues for which the Local Plan and Sustainability Appraisal should address were identified through the policy and context review. Consideration of the objectives and targets also helped to determine the objectives for the Sustainability Appraisal. The key documents arising from the review are set out in Figure 2.3. The main review of plans is set out in Appendix 2 of this report as well as Annex 2 of the revised SA Scoping Report (May 2013), which is available on the Council's website. The objectives arising from the SA Scoping Report Plan Review were unchanged although issues associated with climate change have become more dominant.
- 2.2.4 The policy objectives relevant to the Local Plan and Sustainability Appraisal identified from the policy review were:
- York should be a model sustainable city with a quality built and natural environment and a modern integrated transport network
 - Reduce greenhouse gas emissions to tackle climate change
 - Protect and enhance habitats and conservation areas in York with no detrimental impact on biodiversity.
 - The improvement of air quality for human health
 - Implement the waste hierarchy by reducing landfill and encouraging reducing, recycling and reusing materials.
 - Ensure access to local services and local transport provision
 - Reduce the reliance of car based transport
 - Encourage high standards of energy efficiency
 - Enhance and maintain water quality in York as well as encouraging prudent use of water
 - Re-use of existing land and buildings (brownfield land)

- Protection and maintenance of the Greenbelt. The LDF should focus on setting a suitable Greenbelt boundary for York.
- Provide affordable housing to meet local requirement
- At least 60% of housing to be provided on previously developed land
- Make more efficient use of land
- Provide a mix of housing types to meet the needs of the people
- Provision of sites to allow growth of the city to accommodate needs into the future
- Create and maintain local character and distinctiveness
- Consideration for the historic baseline and protection and enhancement of the historic environment to increase its contribution into the future
- Respect and preserve sites of archaeological interest and their setting
- Ensure the availability of openspace in the local area
- Encourage existing and future prosperity of tourism
- Contribute towards renewable energy targets
- Protect floodplains from development
- Ensure that new development does not increase flood risk
- Encourage development and infrastructure to be developed in tandem
- Continue Science City York
- Develop York's Key influences in the Region
- Support expansion of educational facilities including Heslington East
- Improve connectivity to the region
- Engage everyone in LDF process to encourage participation in decision making
- Promote social inclusion
- Maintain economic growth to secure long-term future of the city and jobs
- Create mixed and vibrant communities
- Support adaptation in response to climate change.

Figure 2.3: Relevant Plans and Programmes

International	The Johannesburg Declaration on Sustainable Development	Kyoto Climate Change Protocol	UN Convention on Human Rights	European Spatial Development Perspective 97/150/EC	European Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 92/43/EEC	European Directive on the Conservation of Wild Birds 2009/147/EC	European Directive Nitrates 91/676/EEC	European Directive Water Framework 2000/60/EC	European Waste Framework Directive 2008/98/EC	European Directive EIA 2003/35/EC	European SEA Directive 2001/42/EC	European Sustainable Development Strategy June 2001	European Directive Energy Performance of buildings 2002/91/EC	European Environmental Noise 2002/49/EC
	Ambient Air Quality and Cleaner Air for Europe 2008/50/EC	Aarhus Convention 1998	EU Sixth Environmental Action Plan 1600/2002/EC	European Biodiversity Strategy (2011)	EU Landfill Directive 99/31/EC	Renewable Energies Directive 2009/28/EC	Directive 2008/1/EC Integrated Pollution Prevention and Control	European Landscape Convention (Florence Convention)	Ramsar Global Convention, 1979	The Protection on Archaeological Heritage (Valetta Convention)	United Nations Millennium Declaration (2000)			
National	'Securing the Future: Delivering the UK Sustainable Development Strategy (DEFRA 2005)	Planning Act 2008 and 2012	The Town and Country Planning (Local Planning) (England) Regulations 2012	Localism Act 2011	National Planning Policy Framework and Technical Guidance (2012)	Planning and Compulsory Purchase Act 2004	Quality of Life Counts: Indicators for a Strategy for Sustainable Development for the UK (2004 Update)	Sustainable Communities A Shared Vision, A Shared Agenda, A Guide for Local Authorities	Ancient Monuments and Archaeological Areas Act (1979)	Waste Strategy for England and Wales (2007)	The Waste (England and Wales) (Amendment) Regulations 2012	PPS.10 Waste Management	Local Growth White Paper – Realising Every Place's Potential (2010)	Ancient Monuments and Archaeological Areas Act (1979)
	Climate Change: Adaptation by Design (2007)	The Carbon Plan – Delivering our Low Carbon Future (2011)	Environmental Quality in Spatial Planning	White Paper: The Natural Choice - securing the value of Nature (2011)	Environment Agency Wetland Policies	The 'UK Post-2010 Biodiversity Framework' (July 2012)	Environmental Permitting (England and Wales) Regulations 2010	Countryside and Right of Way Act, 2000	Directing the Flow-Priorities for Future Water Policy (DEFRA)	Future Water (2008)	Flood and Water management Act (2010)	Ground Water Protection: Policy and Practice (GP3)	White Paper: Water for Life (2011)	Good Practice Guide for Tourism (2006)
	Culture at the heart of Regeneration (2004)	White Paper: Heritage for the 21 st Century (2007)	Planning (listed buildings and conservation areas) Act 1990	Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic environment (2008)	UK Low Carbon Transition Plan (2009)	Mainstreaming Sustainable Development: the Government's vision and what this means in practice (2011)	A Strategy for England Trees, woods and forest (2007)	Biodiversity 2020: A strategy for England's wildlife and ecosystem services	Safeguarding our soils: A Strategy for England (2009)	Conservation of Habitats and Species (2012)	Wildlife and Countryside Act 1981	Natural Environment and Rural Communities Act (2006)	White Paper: Healthy Lives, Healthy People: Strategy for Public Health in England (2010)	Lifetime homes, Lifetime neighbourhoods (2008)
	World Class Place: Government Strategy for improving quality of place (2009)	BREEAM (Building Research Establishment Environmental Assessment Method)	Resource Security Action Plan: making the most of valuable materials (2012)	Planning Policy for Traveller Sites (2012)	UK Low Carbon Industrial Strategy	UK Biomass Strategy (2007)	UK Climate Change Programme (2006)	Micro-generation Strategy (2006)	Energy Paper: Meeting the Energy Challenge (2007)	UK Renewable Energy Strategy (2009)	Adapting to Climate Change in England (2008)	Draft Energy Bill (DECC, 2012)	Energy Act 2011	National Adaptation Scheme (2012)
	Climate Change Act 2008	Climate Change Risk Assessment (2012)	Local Transport Act 2008	Low Carbon Transport: A Green Future (2009)	Low Emissions Strategies (2010)	Environmental Protection Act 1990	Environment Act 1990 and 1995	Model Procedures for the Management of Contaminated Land	Agricultural Land Classification: protecting the best and most versatile agricultural land (2009)	Environmental quality in spatial planning	Rural Strategy (2012)	Air Quality Standards Regulations 2010	Greener Homes for the Future (2008)	Natural England's Green Corridor Technical Paper (2011)
Regional	Regional Spatial Strategy (RSS)	SEA of Revocation of the RSS (2012)	North Yorkshire Local Investment Plan 2011-21	North Yorkshire Housing Strategy and Action Plan 2010-2015	Regional Environmental Enhancement Strategy for Yorkshire and the Humber 2008	Leeds City Region Economic Strategy (2012)	Leeds city region Green Infrastructure Strategy (2010)	York and N.Yorks Cultural Strategy (2009)	N. Yorks Waste and Minerals Local Plans	Vale of York National Character Assessment	Regional Forestry Framework	Yorkshire and Humber Rural Strategy (2006)	Rights of Way Improvement Plan for N. Yorks (2007)	Climate change Plan for Yorkshire and Humber (2009)
	Regional Biodiversity Strategy for Yorkshire and Humber (2009)	Environmental Limits in Yorkshire and Humber	Low Carbon and Renewable Energy Capacity in Yorkshire and Humber Final Report (LGYH, 2011)	Yorkshire Water Resources Management Plan (2010)	North Yorkshire Local Transport Plan 2011-16	Economic Impact of Heritage in Yorkshire and Humber (2010)	Water for Life and Livelihoods: Humber River Basin Management Plan (2009)	Howardian Hills AONB Management Plan 2009-2014)	North York Moors Management Plan (2012)	York, North Yorks and East Riding Local Enterprise Partnership Plan 2012 - 2013	Derwent Catchment Flood Management Plan (2010)	Ouse Catchment Flood Management Plan (2011)	Sustainable Community Strategy for North Yorkshire 2008-18	North York Moors Core Strategy and Development Policies (2008)
	A Community Plan for Hambleton 2006 - 2011	Imagine Ryedale (Ryedale Strategic Partnership)	Leeds City Region Employment and Skills Strategy (2010)	North Yorkshire Local Authorities Biodiversity Action Plans	Harrogate District Sustainable Community Strategy (2008)	Selby Local Development Framework	Harrogate Local Development Framework	Ryedale Local Development Framework	East Riding Local Development Framework	Hambleton Local Development Framework	Yorkshire and Humber Green Infrastructure Mapping Project	Regional Green Infrastructure Map	North Yorkshire and York Landscape Characterisation Project	
Local	Sustainable Community Strategy (Without Walls) 2011	Local Agenda 21 Strategy	The Council Plan 2011	Corporate Fairness and Inclusion Strategy and Equality Scheme	Local Transport Plan 3 (2011)	Life Long Learning and leisure Plan 2005 to 2008	The Education Plan 2005-08	Dream Again: Children's and Young People's Strategy (2012)	Taking Play Forward – A Play Strategy for York (2010)	Low Emission Strategy (2012)	Homelessness Review and Strategy (2008-2013)	Council Housing Strategy 2011-15	Older People's Housing Strategy 2011-15	York's Supporting People Strategy 2005-10
	Contaminated land Strategy (2010)	Community Safety Plan 2011-14	Healthier Lives 2010-15	Reaching Further: York's economic Strategy (2012)	Science City Strategy	Visit York Strategic Plan 2009-2012	Biodiversity Audit and Action Plan	Rights of Way Improvement Plan (draft)	River Ouse Flood Risk Management Strategy	Catchment Abstraction Management Strategies	York Central Transport Study 2005	Strategic Housing Market Assessment 2011	Climate Change Strategy and Action Plan 2010-15	Renewable Energy Strategic Viability Study (2010)
	York Climate Change Impacts Profile (2010)	Strategic Flood Risk Assessment (2011)	Adult Learning and Skills Strategy 2007-2012	Heritage Topic Paper (2011)	Greenbelt Appraisal 2003 and Technical paper 2011	York landscape Appraisal (1996)	Houses in Multiple Occupation Technical Paper (2012)	N.Yorks Accommodation Requirements of Showmen (2009)	N.Yorks Gypsy & Traveller Accommodation Assessment (2008)	Strategic Openspace Study (2008)	Let's Talk Rubbish: 2006-2026	Green Streets: The neighbourhood carbon footprint of York (2009)	Surface Water Management Plan (2012)	North Yorkshire Health Joint Strategic Needs Assessment 2012

2.3 The Baseline and Sustainability Issues

- 2.3.1 In order to understand the character and context of York it has been important to collect relevant social, environmental and economic baseline information. This is a key component of the SA process and a legal requirement under the SEA Directive.
- 2.3.1 An 'Environmental Report' required under the SEA Directive should include:
"The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme" and "the environmental characteristics of areas likely to be significantly affected".
- 2.3.3 The review of other plan and programmes undertaken previously has provided a considerable amount of baseline information and this information has been complemented by collection of data on key indicators relating to the SEA topic areas, as well as additional social and economic indicators for York. The baseline information also provides a basis for predicting effects and from which to monitor identified sustainability issues.
- 2.3.4 The baseline information has been updated into the the scoping report (May 2013) and has been linked into the Annual Monitoring report indicators as well as those for different policies within the Local Plan itself. Some of the Key Baseline indicators have been linked with the identification of sustainability issues obtained. The baseline information is set out in **Appendix 7**.
- 2.3.5 The requirement to identify sustainability problems and issues arises from the SEA Directive. An 'Environmental Report' required under the SEA Directive should include:
"Any existing problems which are relevant to the plan or programme including, in particular, those relating to any area of particular importance such as areas designated pursuant to Directives 79/409/EEC (the 'Bird's Directive) and 92/43/EEC (the Habitats Directive)".
- 2.3.6 The issues have been identified relevant to the Local Plan through using the plans and context review as well as the baseline data but is an iterative and ongoing process. Additional issues will be included as the Local Plan progresses to record any emerging issues within the authority.
- 2.3.7 In addition to understanding the baseline and sustainability issues, it is also important to acknowledge the future without policy intervention to enable a more accurate appraisal of alternatives. The following section provides a summary of the key baseline characteristics, themes, sustainability issues and future without policy intervention.
- 2.3.8 The SEA Directive includes specific topics to screen for their characteristics. The following table shows how these relate to the baseline themes in this section.

SEA Theme	Baseline Theme
Population*	Population and Households, Community safety
Human Health	Health, Air Quality, Flood Risk
Biodiversity	Green Infrastructure and Biodiversity
Fauna	Green Infrastructure and Biodiversity
Flora	Green Infrastructure and Biodiversity
Soil	Geology and Soils
Water	Water and Flood Risk, Resource consumption, Energy and Waste
Air	Air quality, Climate, Transport
Climatic Factors	Climate, Air Quality, Flood Risk, Resources, Energy and Waste,

	Transport
Material Assets*	Resources, Energy and Waste
Cultural Heritage including architectural and archaeological	Hertiage, Landscape
Landscape	Hertiage, Landscape
n/a	Economy
*These terms are not clearly defined in the SEA Directive.	

Population and Households:

Population

2.3.9 The 2011 Census states that York has a population of 198, 051. This is an increase since the 2001 Census and the latest projections anticipate the authority to grow by a further 15.3% between 2010 an 2035.

2.3.10 The population in the district has aged between 2001 and 2011, with a greater proportion of people aged 65 and over. This trend is predicted to continue with the cohorts expected to increase the most for people aged 80-84 and 85 plus in line with increasing life expectancy. There have also been significant increases in the proportion of 15-19 years olds (17.9%) and 20-24 year olds (39.1%), which reflects the two successful universities located within the city. The population pyramid represents this with a large population in the 20-24 year olds cohort.

Figure 2.4: Population pyramid using Census 2011

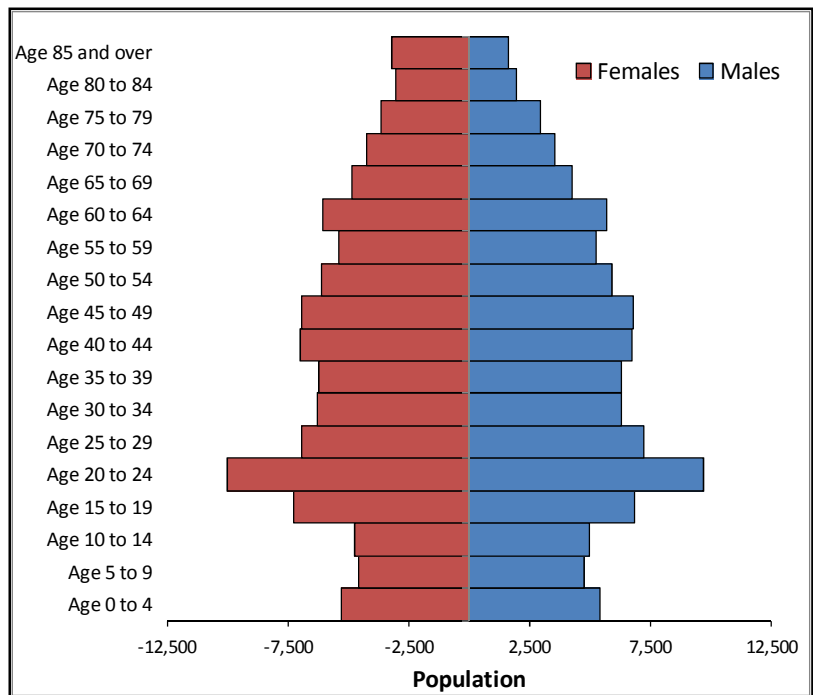


Figure 2.5: Population by age group

	York %	Yorkshire and Humber %	England & Wales %
Age 0 to 14	15	18	18
Age 15 to 29	24	20	20
Age 30 to 44	20	20	21
Age 45 to 65	24	26	25
Age 65+	17	17	16

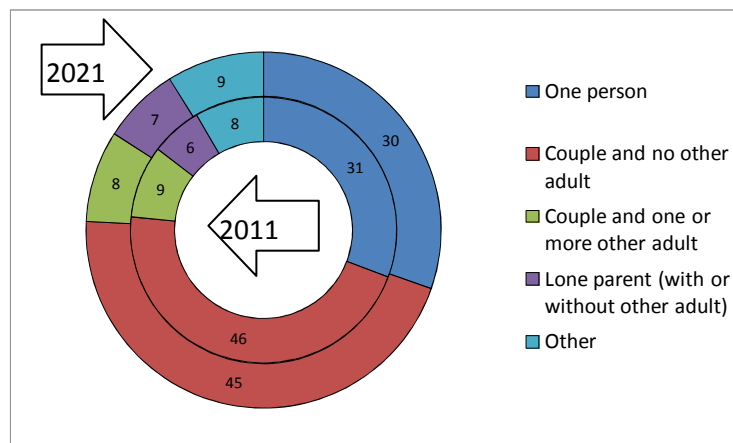
2.3.11 The White British population accounts for 90.2% of York's population with the Black and Minority Ethnic population, which includes white Irish, white other and gypsy groups, accounting for 9.8%. These results from the 2011 Census compared to the 2011 data shows an increase in BME communities in York.

Households

2.3.12 The results of the 2011 Census revealed York to have 83,552 households. This was an 8.6% increase since 2001. The latest Interim Household Projections (ONS, 2013) state that they expect an 8% increase in households between 2011 and 2021. The York and North Yorkshire Strategic Housing Market Assessment (SHMA)(2011) had previously anticipated an increase of approximately 850 households per annum.

2.3.13 The average household size is expected to remain at 2.28 persons per household until 2012 and then decrease slightly to 2.26. York's household composition is also set to change with an increase in single person households, of which the majority are anticipated to be aged over 65.

Figure 2.6: Household Composition 2011/2021 (%)



Housing Development

2.3.14 The Councils AMR shows that there have been 5705 net dwellings built between 2003-2012. In 2011/12 there were 321 net completions which is the lowest completion rate over the last 9 years. This is accepted to be as a result of the economic downturn and its associated impact on house builders. An analysis of the completions reveals that 59.7% of all completions have been flats/apartments, 21.5% town houses/terraced properties, 6.5% semi-detached and 8.7% detached homes.

2.3.15 During 2011/12, 151 affordable homes were built in York. 142 of these were approved through the planning process and the remainder have been acquired by Registered Social Landlords and Housing Associations. The SHMA (2011) outlined the need for 790 dwellings per annum until 2016 to enable the backlog and newly arising affordable housing demand to be met. The highest level of demand was for medium to larger properties ranging from 2-4+ bedrooms.

Key Issues from the Baseline:

- York's population and household numbers is projected to increase;
- York has a high need for housing which it needs to address;
- Housing delivery has decreased;
- There is a need to plan for a mix and type of accommodation to suit all household types

Likely future scenario based upon the baseline - "Policy off" Scenario

The population and households in York will continue to grow but understanding to what extent will be determined by levels of natural change and migration. Currently the population is 198,051 (ONS, 2012) and current trends see this increase by 15.3% between 2010 and 2035. It is anticipated that the number of people aged 18-24 will increase inline with York's student population at the higher educational establishments in York. Similarly, the projections indicate that the number of older people is increasing, which will put different pressures on service provision and housing needs.

Without policy intervention and given the population projections are trend based, it is not unreasonable to assume that an increase of population will occur. However, recent evidence base for York suggests that the economic downturn has had an impact on household formation and that the rate of growth may be below that being predicted in previous trends. There may also be a change in need through changing household structures as evidence suggests more single person households, higher occupancy/ multiple person households and older persons accommodation is growing.

The annual number of dwellings being built with York has decreased in line with the economic downturn. As finance is less available for development it is not unreasonable to assume that the lower rate of housing delivery will continue until such time as developers/householders have higher financial capacity. Should no policy be in place, the market would determine the type and location of development. Where suitable housing is less likely to be available locally, it may drive some people to seek housing further away from the city, which is less sustainable than meeting housing need within the authority given the social, economic and environmental implications from trip generation. Furthermore, given the financial pressures, householders are likely to become in more need of affordable housing options, which may not be delivered without policy intervention given current development viability. This could make sectors of the population vulnerable or exposed to limited accommodation choices. Evidence in the Strategic Housing Market Assessment already considers that the shortage of suitable property sizes is having a disproportionate effect on the City's capability to address a backlog of housing need and this situation may become exacerbated should a policy on housing growth and affordable housing delivery not be implemented.

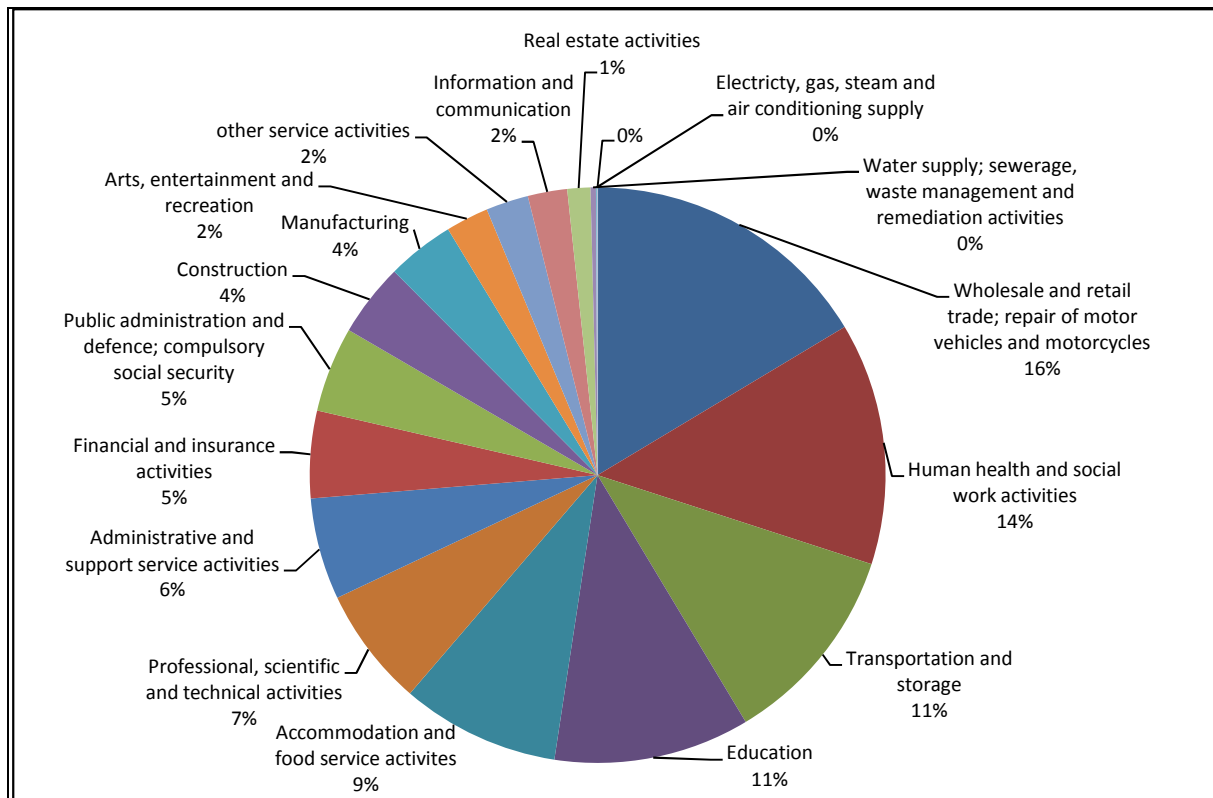
The compulsory quality of homes provided across York in the future will largely be dependent upon national guidance. Any changes to this guidance should be reflected in the development and therefore the provision of good quality and decent homes in the future. Currently, the Government's Decent Homes Standard, Lifetime Homes – Lifetime Neighbourhoods, the Code for Sustainable Homes and Building Regulations set out the criteria for the quality of housing to be provided.

Economy**Economy and Employment**

- 2.3.16 York has seen a number of structural changes to the economy over the past 20 years which has meant it has had to diversify from a predominantly manufacturing base and re-invent itself. The city is now a hub for competitive industry and research expertise in biosciences, healthcare and medical research, biorenewables, environmental research, IT and digital and creative technologies. Recently York was recognised as being one of the most resilient economies in the North and one of the fastest growing in the country (Eskogen, 2011).

2.3.17 York is a popular tourist destination attracting 7 million visitors per year with its unique heritage being the key attraction. The city is also seen as a gateway to the wider region. Correspondingly, the tourism industry employs a significant workforce, although this can be seasonal work.

Figure 2.7: Total employment by sector, 2011



2.3.18 The number of employees in York has grown from 100,800 to 102,500 between 2010-2011. Job density has decreased between 2007 (0.89) and 2010 (0.83) although this is still above the regional average (0.72) and national average (0.77). The number of people unemployed and claiming job seekers allowance reached a peak in 2010 compared with the last 10 years. The majority of the people claiming the allowance has been in the timeframe for the last 6 months. The Centre for Cities acknowledge this to be one of the lowest claimant count rates in the country. This high skills base is acknowledged to be a key reason behind York experiencing one of the lowest rising unemployment rates in the country. York has a high percentage of the working age population with NVQ level 4 or above qualifications (over 40%). The relationship between Leeds and York is also recognised as complimentary and York is identified as being economically independent to Leeds with only 5% of residents in York commuting to Leeds in 2004 and very few Leeds residents working in York.

2.3.19 The 2011 Census revealed that 66.9% of York's population was of working age (16-64). The economically active population is 80.8% of the working age population with 75.9% of the total in employment.

2.3.20 The Annual Survey of Hours and Earnings (ASHE) shows that the mean annual income in York in 2011 was £29,904, which is above the equivalent regional figure but below the national average. Between 2009 and 2011, the mean income in York has reduced by nearly £2000. The data also shows disparity between male and female full time earnings in York.

Figure 2.8: Full-time earnings in pounds (£) (ASHE 2011)

	York	Yorkshire and Humber	England and Wales
25% earn less than	18,777	17383	18,500
40% earn less than	22,304	21271	22914
60% earn less than	27,703	27393	30000
70% earn less than	32,138	31127	34649
Mean income	29,904	28135	33127

2.3.21 The Index of Multiple Deprivation shows that the number of areas deprived in York due to access to employment has decreased between 2004 and 2012 from 10 to 6 in the top 20% most deprived areas in the country and 0 in the top 10% most deprived areas.

Key Issues from the Baseline

- Key challenge is to achieve economic growth in a sustainable manner that protects the environment whilst allowing social and economic progress that recognises the needs of all people.
- The unemployment rate gap between York and GB has increased through 2011/12 showing York's unemployment levels are lower than the national average.
- York seems fairly resilient to the economic downturn with a highly skilled labour force and the highest number of businesses in 2012 since 1998;
- The relative dependence on public sector employment is decreasing with the increase in private business;
- The proportion of people with NVQ4+ is increasing;
- The number of city centre vacant shops is decreasing;
- Footfall has been negatively effected by external factors effecting spend in the city;
- The authority has a duty to provide and support education for all for the development of skills and learning;
- The results attained at primary and secondary level are good.

Likely future scenario based upon the baseline - "Policy off" Scenario

Economy

The recent global recession and associated credit crisis, has made the international economy become increasingly competitive for all. Economic growth has slowed and there is less money available. The result of this is an uncertain and volatile economic climate with increasing competition between cities around the UK and globally for investment, talent and jobs. York has been recognised as one of the most resilient economies in the North of England and is part of wider networks such as the Leeds City Region and North Yorkshire. However, these market forces make the future uncertain.

Within the Economic Strategy for the city, there is a determination to make it the most competitive city of its size not only in the UK but globally. Some of the work delivering this strategy is independent to the Local Plan and therefore it is anticipated that progress may be made in a 'policy-off' scenario although the timescales for this may be slower without the steer of a complimentary economic planning policy. Furthermore, York is a key tourist destination with tourism benefitting the city across many different industry sectors. This is likely to continue due to the existing historic assets within the city, particularly the city centre. There is ongoing work to ensure York maintains this role and whilst policy intervention

would further support this, it is not unreasonable to assume that York would continue to be a desirable destination regardless.

Should York's economy grow in line with the aspirations, a key policy for delivering sites/land would be through the Local Plan to ensure it is in the right locations for the future of York. Without this policy, market forces may dictate the location of development and this may conflict with other city assets/visions. The NPPFs 'presumption in favour of sustainable development' in this case would preside and this may be in conflict with what is sustainable for York.

Education and Skills

There is a clear link between York's population and the continuance of a vibrant economy through the working age population. In order to support economic growth, there needs to be a relevant workforce with the skills and/or training ability to support businesses. York will continue to have two universities, two higher and further education colleges and primary/secondary education facilities. York's strength through the economic downturn has been recognised as its highly skilled workforce. These institutions would be better supported through policy should there be any intended growth of the establishments or in the population; particularly for delivery of primary and secondary education to all.

Deprivation and Equality

Deprivation

2.3.22 The Index of Multiple Deprivation (IMD) ranks the City of York 244th out of 354 Local Authorities where a rank of 1 is the most deprived in the country and a rank of 354 is the least deprived. Deprivation in York has improved since 2004 when it was ranked 219th and 242nd in 2007 out of the 354 authorities. Looking at income specifically, the City of York is ranked 136th out of 354 Local Authorities, which is also an improvement from the rank of 127 in 2007 and 120 in 2004. There has also been a marked improvement in the amount of SOAs which rank within the top 20% most deprived areas nationally. The number has decreased from 11 SOAs in 2004 to 8 SOAs in 2010. Only one SOA within the Ward of Westfield remains in the top 10% most deprived areas.

Figure 2.9: IMD comparison

Indices Of Deprivation Domains	Within the 20% Most Deprived			2007 - 2010 change	Within the 10% Most Deprived			2007 - 2010 change
	2004 IMD	2007 IMD	2010 IMD		2004 IMD	2007 IMD	2010 IMD	
Overall IMD	11	8	8		1	1	1	
Income	10	9	7		3	1	0	
Employment	10	7	6		3	1	0	
Health Deprivation & Disability	3	2	4		0	0	1	
Education Skills & Training	14	13	15		7	7	9	
Barriers to Housing & Services	5	12	8		1	1	1	
Crime	35	26	30		18	14	6	
Living Environment	15	12	12		1	3	3	
IDACI	11	8	8		6	4	1	
IDAOP1	4	6	9		2	1	2	

Access to Housing and Suitable Accommodation

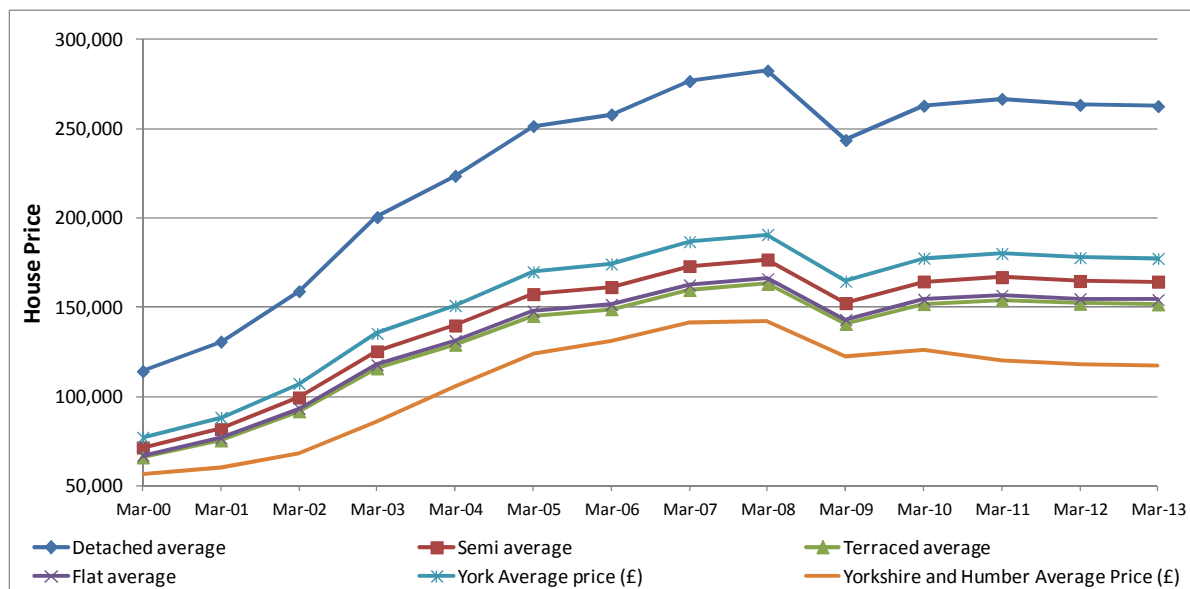
2.3.23 The average house price in York is high and has remained just below £180,000 on average for the last 5 years with a peak average house price in September 2007 of £193,248. House prices in York remain consistently above the regional average. The high demand for homes, particularly

affordable homes within York is linked to a disparity between wages and house prices. The average house price is now nearly 6 times the annual average salary of a York resident and exemplifies why the need for affordable housing within the city is great because people earn less than the average needed to own a home.

2.3.24 The Index of Multiple Deprivation shows that between 2007 and 2010, barriers to housing improved within York with the number of SOAs registering within the 20% most deprived areas decreasing from 12 to 8.

2.3.25 The Housing Strategy Statistical Appendix data returns for 2011³ as of 1st April 2011 there were 2,691 live applications on the City of York Council housing register. The demand is mainly for one or two bedroom properties but there is also a demand for more family housing. It also stated that there were 1,422 vacant homes of which 510 had been vacant for over 6 months.

Figure 2.10: Average house price⁴



2.3.26 There is demand for more sites for the Gypsy and Traveller community within York as it is known that the existing sites are at capacity and some people from this community live in conventional dwellings, which does not necessarily suit their lifestyle. In terms of Showpersons, York has been identified as a location which would be good to provide permanent and stopover sites given its central location within the region and transport network access for travelling to showgrounds as part of their job.

2.3.27 The demand for older person housings is also set to increase due to the aging population of York. The Older Persons Housing Needs Survey states that there are about 30,000 older person only

³

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/localauthority/housing/dataforms/hssabpsa1011/hssadatareturns1011/>

⁴ <http://www.landregistry.gov.uk/public/house-prices-and-sales/search-the-index>

households in York. There is a higher proportion in rural areas as compared with urban parts of the City council area and over 75% of older households are owner-occupiers.

Access to Leisure and Community Facilities

2.3.28 York has over 300 sports clubs and a great variety of physical activity programmed all year round in various locations across the city. The city has 2 council run swimming pools and gyms as well as other private gym and swimming facilities. There is support for the “just 30” campaign to get people undertaking an activity for 30 minutes of moderate exercise a day and targeted campaigns for different age groups to take up a leisure activity. Further to this, the council have 9 formal parks and gardens as well as numerous informal openspaces (see the section on Green Infrastructure for more information).

2.3.29 Aside from the sports and openspace facilities in York, there are a number of social facilities as community halls, venues for clubs and societies to meet, libraries, youth facilities and public houses.

Issues from the Baseline

- York has become less deprived but still has pockets of high deprivation which need to be addressed;
- Demand for Affordable Homes is high;
- York has areas which feature within the top 20% most deprived in the country in terms of barriers to housing although the number has decreased between 2007-2010.
- A major barrier to housing is the disparity between the cost of housing and how much people earn as well as access to funding such as mortgages.
- The provision of other types of homes for the elderly, including nursing homes, residential care homes and warden assisted living as well as support services will also need to be developed to take care of the current demand identified for the future.
- There is a recognised need for Gypsy and Traveller and Showpeople sites.

Likely future scenario based upon the baseline - “Policy off” Scenario

Evidence from the Index of Multiple Deprivation has shown that York has become less deprived. Improvements have been made due to and independently from the planning system. It is not unreasonable to suggest that this trend may continue without policy.

However, one of the main inputs into the IMD is major barriers to housing which may be exacerbated should the market not provide suitable accommodation and the requirements not set through planning policy. Given the current financial pressures, householders are likely to become in more need of affordable housing options, which may not be delivered without policy intervention given current development viability. This could make sectors of the population vulnerable or exposed to limited accommodation choices. Evidence in the Strategic Housing Market Assessment already considers that the shortage of suitable property sizes is having a disproportionate effect on the City’s capability to address a backlog of housing need and this situation may become exacerbated should a policy on housing growth and affordable housing delivery not be implemented.

There is a recognised need for Gypsy and Travellers accommodation sites. It is unlikely that this will be provided without planning policy leading to their needs not being address within the authority.

Policy support for local provision of services and facilities is also important. Whilst there are parades at present as well as independent shops, it would be beneficial for new development to include or respond to a lack in provision to support the population. It is unlikely that this would be market lead, particularly in

small scale schemes, and therefore a policy off scenario may see services, facilities and openspace in some areas become overstretched or conversely, unviable.

Climate Change

2.3.30 City of York Council and the Local Strategic Partnership (Without Walls) are committed to tackling climate change through the Climate Change Framework and Action Plan (2010 – 2015). This will form the foundation for a coordinated response to climate change across the city and aims to:

- reduce carbon emissions and other greenhouse gas emissions in line with national targets
- better prepare the city to adapt to likely future changes in climate .

2.3.31 Between 2005 and 2010 city-wide emissions have begun to fall, and have reduced by 13% from just over 1.3 million to 1.1million tonnes of CO2 (Source DECC). In 2010 the city generated approximately just under 10MW of renewable energy, and since the introduction of the government’s Feed- in – Tariff (which offers financial cash back for generating renewable electricity) an additional 4.5 MW of installed capacity have been installed across York (Source: Ofgem).

2.3.32 The Council have also set ambitious targets to reduce carbon emissions across their own operations by 25% by 2013. To ensure success a corporate carbon management programme was implemented in 2008. The programme combines energy efficient and renewable energy technologies with staff awareness campaigns to reduce carbon emissions across our estate and transport fleet. To date, 3428 tonnes of CO2 have been saved through this programme.

Key Issues from the Baseline

- Climate change will have an impact in York at a variety of levels;
- Targeted campaigns can work including those aimed at design and sustainability as well as lifestyle changes.

Likely future scenario based upon the baseline - “Policy off” Scenario

Climate change is accepted to be occurring and will continue regardless of policy intervention but without it, the city’s contribution towards it and its effects on the population would be exacerbated. As a Council, York have committed to reducing climate change and its impacts through the Climate Change Framework and Action Plan. Delivery of this is both supported by and independent to planning policy. It would not be unreasonable therefore for progress towards the reducing the city’s impact through education and behavioural change although this progress may be more gradual than with the influence of policy intervention.

To understand the potential impacts of climate change on York a Local Climate Impact Profile which is a risk based assessment of significant vulnerabilities to weather and climate now and in the future was carried out in 2010. The study shows that with changes in the climatic parameters, York can expect to experience the following effects:

- Increased frequency of extreme rainfall events
- Changes in seasonal rainfall distribution causing drier summers and wetter winters
- Increased average daily temperatures (2.5°C)
- Increase frequency of heat waves

Further to this, the study concludes that the main direct impacts on the City of York area are likely to be:

- Increased flooding (pluvial and fluvial)
- Overheating

- Changes to biodiversity and ecosystem health
- Pressures on water resources
- Increased risk of disease and pests (non human)

In addition to the direct impacts, the indirect impacts of climate change will be more frequent flood events through more frequent and intense rainfall which may lead to damage to properties, infrastructure and stress on existing and emergency services. This would also have an effect on biodiversity, which could lead to ecosystems changes.

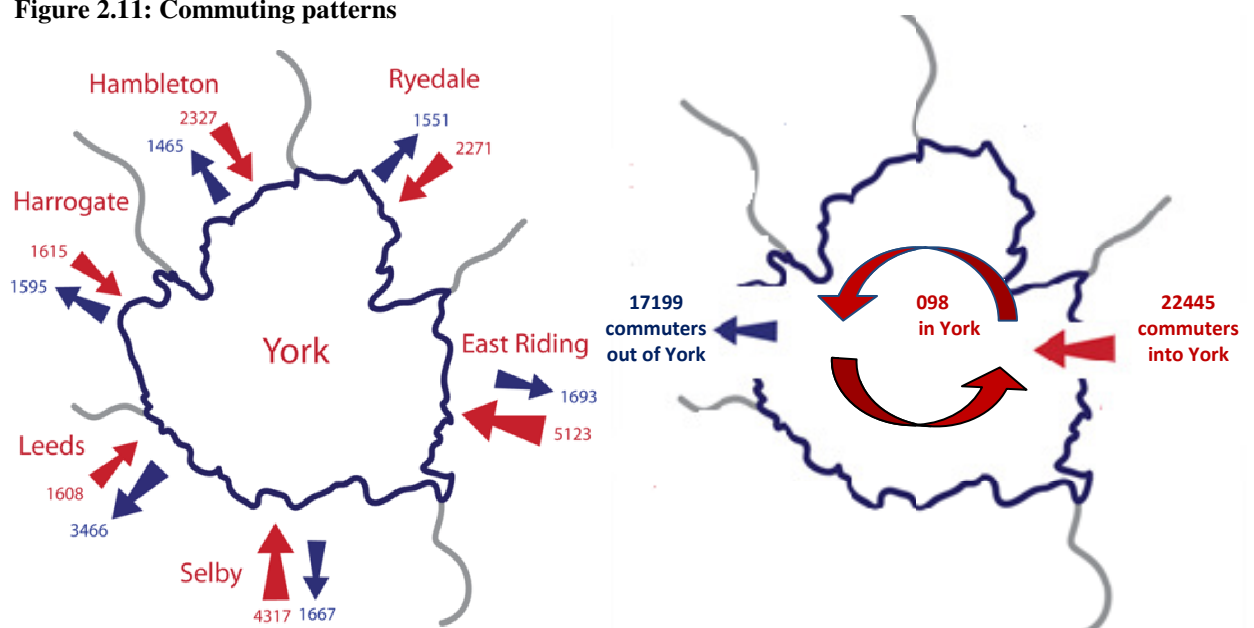
A policy-off scenario would particularly leave a gap in determining the location of development and thus support for integrated infrastructure systems and transport networks, which would minimise the use of the car and therefore carbon emissions as poor location of development planning may increase through trips. Furthermore, interrelated to this is ensuring people can live and work within the city to minimise commuting and additional trips to work and services.

The compulsory quality of development and requirements for the generation of renewable energy in response to climate change across York in the future will largely be dependent upon national guidance. Any changes to this guidance should be reflected in the development. Currently, the Code for Sustainable Homes and Building Regulations set out the criteria for the quality of development and requirements for sustainability. Furthermore, non-compulsory guidance from BREEAM for commercial premises sets out measures for sustainability. This guidance is not statutory however and would be given more support should it, or the equivalent, be included within planning policy as a requirement.

Transport

2.3.33 York is one of five local authorities in the Yorkshire and Humber region that experiences a net daily in-flow of trips to work, with 22,445 and 17,199 journeys to and from the York area respectively. It also has nearly 71,000 internal travel to work trips daily. A relatively high proportion of commuting journeys in York are under 5km (56% compared to 40% in England as a whole). For commuting trips travel by car is the dominant mode. However, use of the car for commuting within York (53% mode split) is lower than for England and Wales as a whole (61%) and Yorkshire and the Humber Region (63%), and significantly lower than for inward commuters (81%).

Figure 2.11: Commuting patterns



- 2.3.34 York has a higher proportion of people who cycle or walk to work compared to England and Wales and the Yorkshire and the Humber region. In addition, cycling levels have increased significantly since the Cycling City York programme commenced in 2008.
- 2.3.35 Bus patronage has remained roughly static around approximately 15m passenger trips per year, of which approximately 2.8 million are Park & Ride passengers. However, accessibility (to the city centre) by public transport varies significantly. Access is generally good in along the urban corridors, with services, comprising a mixture of high-frequency local bus services and Park & Ride services, serving five Park & Ride sites on the perimeter of the city, that can reach the city centre within 30 minutes. The particular ‘accessibility gaps’ are principally in the outlying smaller villages, Strensall (which has a high-frequency service but a journey time to the city centre of more than 30 minutes) and parts of the north western sector of the York urban area. Villages on the main inter-urban bus routes have better access to the city centre than those not on these routes. Vehicle ownership levels are significantly higher in rural areas of the York area, in some cases more than double that for urban wards.
- 2.3.36 York is well connected by rail to many other areas of the country. York is the second busiest station in Yorkshire and Humber (after Leeds) with 8% of the total trips (approximately 20,900 passengers/day in 2008/09).
- 2.3.37 The 1994/98 five-year average for killed and seriously injured road casualties was 137. By 2009 this had reduced, by more than the council’s 45% reduction target, to 60. Over the same period the number of children killed and seriously injured road casualties fell by 57% and slight road casualties have fallen by 22%.

Issues from the Baseline

- Traffic levels in York have remained largely unchanged since 1998, despite continued development over this period
- York experiences a net daily in-commute of approximately 7250 trips
- The number of people cycling has increased since the introduction of the Cycling City York programme High frequency bus services match well to the areas in York with the highest number of households without a car
- Vehicle ownership levels are significantly higher in rural areas of the York area
- York is well connected by rail to many other areas of the country, but services to Harrogate are of a low frequency and rail links to the south east of the city including Hull are relatively poor.
- Killed and seriously injured road casualties have reduced by at least 45% (from the 1994/98 average)
- In the past two years City of York Council has made successful bids to Government for funding programmes to improve public transport and encourage travel behaviour change to reduce dependency on the private car for travel.

Likely future scenario based upon the baseline - “Policy off” Scenario

York’s transport network is largely out of the remit of the planning policy. The city currently has 5 park and rides with funding for 2 more to help to decrease traffic to and from the city centre and alleviate the road network and a central railway station with frequent trains accessing the region and beyond. Cycling and walking is high due to the flat topography of the city making it easy for people to use this mode of transport as well as seeing improvements to associated infrastructure through funding and promotional schemes. It would therefore be reasonable to anticipate that a continuation of the current situation is likely in terms of bus travel, access to trains and cycling and walking access. Evidence suggests that car ownership is growing and with this there may be an equivalent increase in traffic that may have negative effects, particularly at peak hours where certain roads are known to be at capacity.

Transport planning under the Local Transport Plan sets the framework for improvements to the network based upon need some of which would be delivered through the Local Plan and the rest independently to planning policy. Planning policy would certainly support and help to deliver the aspirations set out in the transport plan.

A policy-off scenario would particularly leave a gap in determining the location of development and thus support for integrated infrastructure systems and transport networks, which would minimise the use of the car and support sustainable travel modes. Co-location of development with sustainable transport is paramount and without policy intervention may negatively effect the City's ambition to become a more sustainable and environmentally friendly city. Whilst behavioural change and education can go so far in influencing the population, planning policy and the location of development could dramatically support sustainable development through its location helping to minimise any impact of new development on the existing infrastructure. Furthermore, the city aspires to become the first low emission city which may not be delivered to its full potential without delivery mechanisms and requirements set out in planning policy.

Interrelated to transport is ensuring people can live and work within the city to minimise commuting and additional trips to work and services. Currently the city supports a net inward commute to work which is thought to be exacerbated due to the affordability of living within the authority. This imbalance impacts on the road network particularly at peak time and is not likely to be rectified without policy intervention and a balance sort between housing and economic growth factoring in infrastructure improvements.

Health

2.3.38 The national trend for life expectancy is increasing in line with the known aging population in York. Average life expectancy in York is now 81.3 years. There is a slight difference between males and females at 79.9 and 83 years⁵ respectively and the figures remain consistently above the regional and national average, particularly for males.

2.3.39 Currently vital statistics data shows that the main causes of death within York both males and females are cancers and illnesses connected to the circulatory system. Aside from these two illnesses, deaths from heart disease is also high.

2.3.40 The proportion of York's population that stated they have very good health was nearly 50%. Only 4.1% stated they had bad or very bad health, lower than regional or national figures of 6% and 5.6% respectively.

Issues from the Baseline

- The general health of citizens in York is good
- The main priorities to address are obesity, particularly in children, alcohol and physical

Likely future scenario based upon the baseline - "Policy off" Scenario

The populations' health is out of the direct influence of planning policy and relies on education and personal commitment of individuals. It is likely that current health trends will continue and that obesity will continue to become increasingly prevalent. The city has a number of sports centres, parks and greenspaces to support physical exercise and health and well-being.

⁵ ONS (2010) Life expectancy at birth and at age 5 by local areas in the UK (2006-2008)

A policy-off scenario would see the status quo position with incremental improvements to different areas. Planning policy could help support the identified need for openspace, green infrastructure and built sports facilities through protection and delivery of facilities and spaces. This would help to support the health of the population more than by incremental changes alone.

Resources, Energy and Waste

Resources

- 2.3.41 Currently, York's ecological footprint is 4.72 global hectares (gha) per person⁶, which is just over the UK average of 4.64 gha per person. York's footprint has decreased since 2001 and 2006 a footprint of 6.3 and 5.38 global hectares per person respectively. The City of York Community Strategy (Without Walls) sets a target for the progressive reduction of York's ecological footprint to 3.5ha per person by 2033.
- 2.3.42 Yorkshire Water state that the reservoirs are 98% full currently (Nov 2012) but still promote water efficiency to safeguard the resources. The average person uses 65,000 litres per year or 180 litres per day⁷. As people own more appliances which use water, water efficiency is paramount to ensuring that water resources are available in the future.
- 2.3.43 Water for York is abstracted from the River Ouse and River Derwent. Increase in development and population will lead to further water resource abstraction, which may impact on the two rivers. The depletion of the Sherwood aquifer is a priority consideration for development in the York sub zone as unsustainable abstraction from groundwater can lower groundwater levels and affect dependent river flows or wetlands, or induce the intrusion of poorer quality water from the sea or deeper aquifers.
- 2.3.44 The Yorkshire Water Resources management Plan (2009) identified that the Yorkshire water Region will remain in surplus through the period to 2034/35. This forecast was based upon the economic climate at the time and the associated impact on new development and water use. The integration of the Grid SWZ (relevant for York) and the East GWZ during 2012 improved supply system resilience and no additional investment was forecast to maintain the water supply/demand balance to 32034/35. These forecasts are currently being reviewed and updated as part of the development of the 2013 Yorkshire Water Draft WRMP.

Energy

- 2.3.45 The average domestic consumption of electricity and gas has been decreasing since 2006 with York consistently below the national average. Similarly, the consumption for commercial and industrial gas and electricity show a decrease in consumption. The Council have been promoting energy efficiency through campaigns and schemes to help householders reduce their consumption and become more energy efficient. This has proved successful in targeted locations.

2010 Consumptions Statistics	Average gas consumption	Average electricity consumption
Average household in York	15,575	3,819
Average UK household	15,087	4,150
Average commercial in York	565,557	73,856

⁶ Taken from the results released in October 2009 by the Stockholm Environment Institute

⁷ Yorkshire water (2012)

Average UK commercial	670,316	76,863
Source: DECC, 2012		

2.3.46 New figures for CO₂ across the city show the impact of the bad winter in 2010 across York with a similar impact across the rest of the country. Domestic, Industry and Commercial CO₂ all went up in 2010 increasing overall CO₂ by 6% with Industry going up 9.1% and domestic up 8.5%. Estimates (based on DECC estimate of 8% energy consumption reduction between 2010 and 2011) show a more positive picture for 2011 with emissions falling again. However, total emissions have fallen by 13% from 1.3 million tonnes (or 1,302 kilo tonnes) in 2005 to just over 1.13 million tonnes (or 1,131 kilo tonnes) of CO₂ in 2010. This is a reduction of just over 170,000 tonnes of CO₂.

Waste

2.3.47 The City of York has a positive decreasing trend for decreasing the tonnes of waste produced. The amount of waste that was landfilled has reduced to 55.1% (2011/12) from a 2004/05 baseline figure of 82.2%. Similarly, there has been a significant increase in the amount of recycling that has occurred with the vast majority of residents having a kerbside recycling collection service. Future Waste Management issues are being considered through a Joint Local Plan between York and North Yorkshire.

Issues from the Baseline

- York has reduced its overall consumption of energy resources over the past few years and this trend is likely to continue;
- A key consumer of resources is transport;
- External factors such as the weather is likely to continue to impact on consumption;
- The Council is committed to resource and carbon reduction through energy efficiency;
- Water resources are not likely to have a significant effect on York as the household consumption has been built into Yorkshire water's model. Water efficiency however is still required;
- The amount of waste produced in York is reducing whilst the levels of recycling and composting has increased in line with a decrease in landfill.

Likely future scenario based upon the baseline - "Policy off" Scenario

Legislation, publicity and education has been focussed on ensuring the message to reduce, re-use and recycle to minimise waste, the use of materials and overall consumption is implemented through appropriate schemes and adopted through behavioural change. Trends in York are in line with this with the amount of waste recycled increasing and the amount landfilled, decreasing. In addition, evidence from DECC shows that energy consumption in York continues to decrease and that its consumption is now consistently below the national average. As recycling schemes and energy efficient measures continue to be implemented, it is reasonable to assume that these trends will continue.

The compulsory quality of development and requirements for the generation of renewable energy and use of materials in response to climate change and efficiency across York in the future will largely be dependent upon national guidance. Any changes to this guidance should be reflected in the development. Currently, the Code for Sustainable Homes and Building Regulations set out the criteria for the quality of development and requirements for sustainability, including renewable energy generation. Furthermore, non-compulsory guidance from BREEAM for commercial premises sets out measures for sustainability. This guidance is not statutory however and would be given more support should it, or the equivalent, be included within planning policy as a requirement.

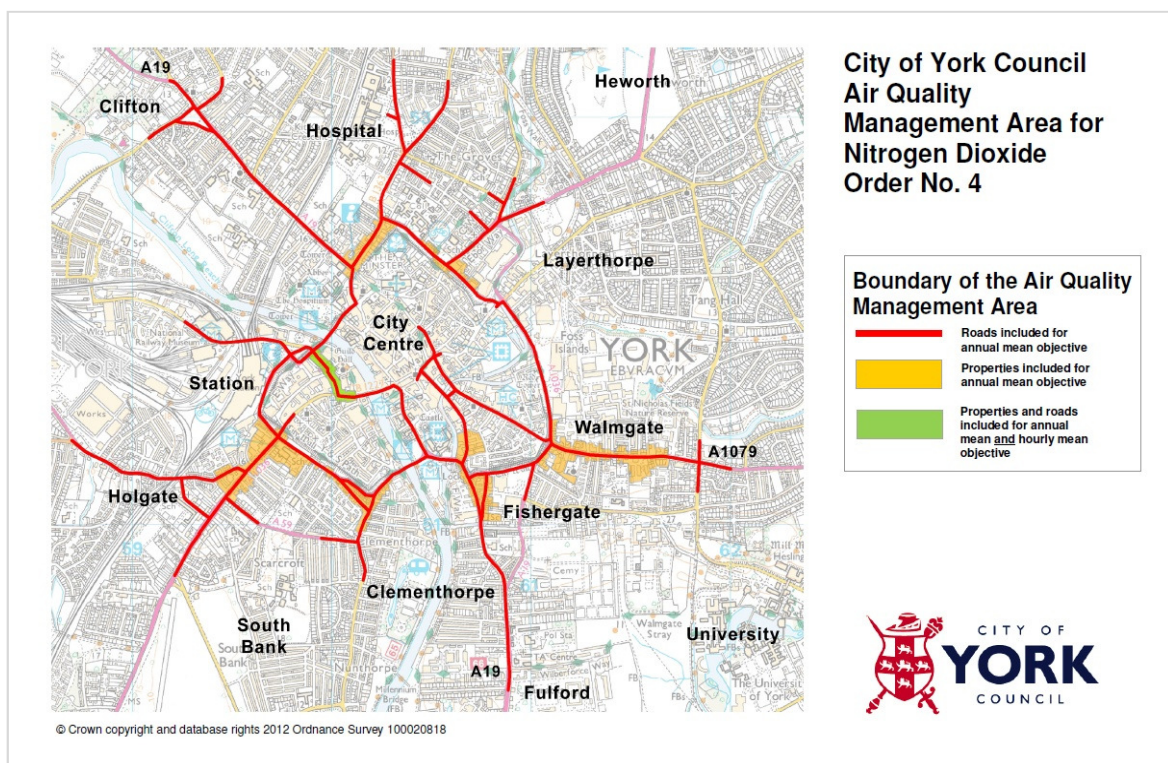
Water for York is abstracted from the River Ouse and River Derwent. Increase in development and population will lead to further water resource abstraction. The depletion of the Sherwood aquifer is a

priority consideration for development in the York sub zone. Yorkshire Water's final Water Resources Management Plan 2009: "Striking the Balance" has weighed up the demand and supply of water for the forthcoming 25 years and as a result of revised demand forecasts, they are not forecasting a deficit in the supply/demand balance and plan to remain in surplus throughout the planning period to 2034/35. This is currently being reviewed as part of the Yorkshire Water Draft Water Resources Management Plan (2013).

Air Quality

2.3.48 Concentrations of NO₂ within the city centre AQMA have continued to increase year on year since 2006 despite the introduction of two Air Quality Action Plans (AQAPs). The health based annual average NO₂ objective continues to be exceeded at many locations around the inner ring road and more recently further air quality issues have been identified in suburban locations. A second AQMA was declared in Fulford in April 2010 and, a third on Salisbury Terrace in April 2012. In addition, the city centre AQMA has recently been amended. The revised order reflects the wider area of the city centre now known to be affected by breaches of the annual average NO₂ objective and includes some additional areas where breaches of the hourly objective for NO₂ have also recently been detected (George Hudson St / Rougier St).

Figure 2.12: Air Quality Management Area



2.3.49 There also needs to be a more holistic approach to carbon and local air quality management to ensure all emissions to air are minimised as far as possible. An overarching Low Emission Strategy (LES) is now in place to address this issue.

Key Issues from the Baseline

- York's air quality continues to get worse in the city centre.
- A combination of measures is needed in order to tackle improving air quality including a model shift in Transport and moving to low emission technologies with supporting infrastructure.
- York's ambition is to become the first low emission city.

Likely future scenario based upon the baseline - "Policy off" Scenario

York's air quality continues to get worse within the city centre. There are currently 3 designated Air Quality Management Areas and numerous hotspots wherein the recommended legislative objectives for nitrogen dioxide (NO₂) continue to be breached. Nitrogen dioxide is formed during all combustion processes (primary NO₂), and can also be formed in the atmosphere from other pollutants (secondary NO₂) but the main source of nitrogen dioxide in York is traffic. Poor air quality is a leading factor in people's health and continually high pollutant levels negatively this.

Improvements to air quality do not solely rely on planning policy as other changes can be made to commercial transport fleets to use low emissions technologies for example. However, the Council aspires to be the first low emission city and has adopted a Low Emission Strategy (LES) to provide a holistic and consistent approach to dealing with this issue. The LES could not be fully implemented without the Local Plan as a delivery mechanism meaning that air quality would continue to decline and continue to negatively effect the health of the population. Planning policy would help to ensure a consistent and cumulative approach to the consideration and mitigation of air quality within development and planning applications.

Water, Flooding and Flood Risk**Water Quality**

- 2.3.50 In the Vale of York Profile from Natural England, the groundwater quality is stated as good in the east but poor in the west. All the rivers that have been assessed are of good chemical quality, including the rivers Ure and Ouse in the west. The ecological quality of the rivers in the area is classed as good or moderate, although a small stretch of river in the south-western corner associated with tributaries of the River Wharfe is classed as poor, as is the River Foss.
- 2.3.51 Humber River Basin Management Plan⁸, and Swale, Ure, Nidd and Upper Ouse Catchment Abstraction Management Strategy⁹ states that in terms of surface water chemical status, the River Ouse is 'failing to achieve good' chemical status. Along the River Ouse, water quality improvements have been made in the past decade with the biological water quality of the Ouse classified as excellent to good in 2000. Furthermore, the chemical status of groundwater aquifers is 'good' in the west and 'poor' in the east of the NCA with the groundwater status in the Vale of York (in the Yorkshire Ouse, Nidd and Swale' priority catchment) identified as suffering from groundwater failures in 2001-2005 at certain locations due to a need for action on pesticide.
- 2.3.52 Figure 2.13 summarises the % of the rivers relevant to York assessed for biological and chemical quality taken from the respective River Basin Management Plans.

⁸ A: Current state of waters, Environment Agency (December 2009)

⁹ Environment Agency (March 2004)

Figure 2.13: Water Quality

	% at good ecological status or potential		% assessed at good or high biological status		% at good chemical status		% at good status overall	
	2009	2015 target	2009	2015 target	2009	2015 target	2009	2015 target
Yorkshire Derwent	11	14	5	11	33	33	11	14
Swale, Use, Nidd & Upper Ouse	28	28	48	48	67	100	28	28
Derwent Humber	39	41	65	74	100	100	39	41

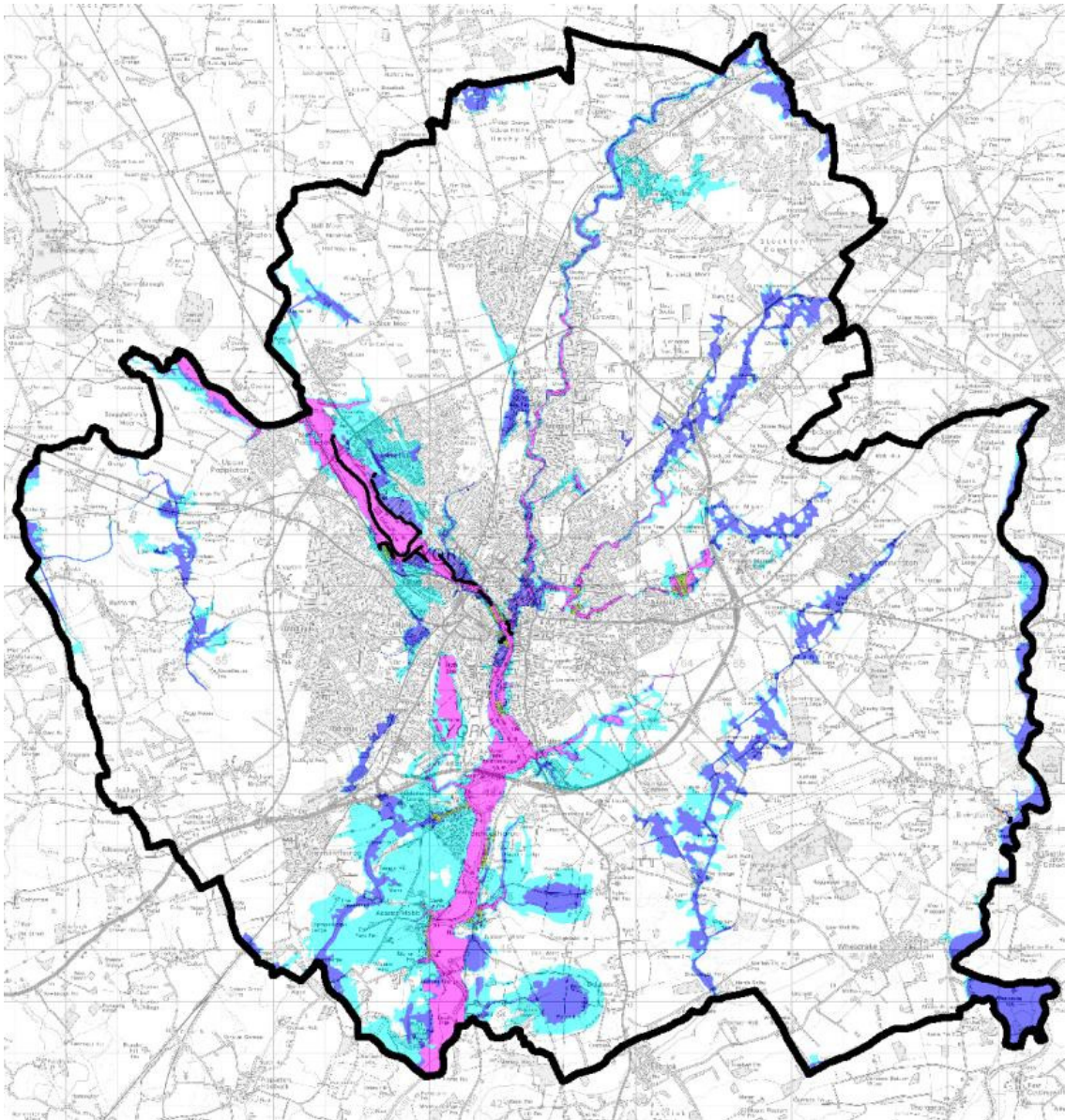
Flood risk

- 2.3.53 There is a well documented history of flooding from the River Ouse, with the records for York dating back to 1263. More recently, the Ouse hit the local and national media headlines as a result of widespread flooding in autumn 2000 and high river levels in September 2012. Figure 2.14 shows the areas within York that are categorised as being in Flood Risk zones 2 and 3 with the York's Strategic Flood Risk Assessment.
- 2.3.54 Flood risk is predicted to alter in the future due to climate change and sea level rise. Climate changes may result in different rainfall patterns, which could increase the flood risk and as a result of sea level rise the flood risk in the tidal parts of the Ouse catchment area will increase.








Key Issues from the Baseline

- York has a history of flooding which needs to be taken into consideration in the planning for the future of the city.
- Flooding is still likely and will effect people and businesses in York;
- There is a need to minimise future flood risk arising from the impacts of climate change;
- Water quality is generally good with the main reasons for poor quality linked with agricultural farming practices.

Figure 2.14: Flood Risk in York



SFRA 2011 Flood Risk Zones Legend:

<p>All Uncoloured Areas</p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p>	<p>Zone 1: Less than 1 in 1000 annual probability of flooding in any year (<0.1Percent)</p> <p>Zone 2: Between 1 in 100 and 1 in 1000 annual probability of flooding in any year (1Percent to 0.1Percent)</p> <p>Zone 3a: Areas between 1 in a 100 and 1 in 25 annual probability of flooding in any year (1 to 4 Percent)</p> <p> 3a - Defended up to 1 in 50, Flood Risk between 1 in 50 and 1 in 100 (2 to 1 Percent)</p> <p> 3a - Defended up to 1 in 100 (1Percent)</p> <p>Zone 3a(i): Developed areas with up to a 1 in 25 or greater annual probability of flooding in any year (4 Percent or greater)</p> <p>Zone 3a(j): Developed areas with up to a 1 in 25 or greater annual probability of flooding in any year (4 Percent or greater)</p> <p>Zone 3b: Areas with up to a 1 in 25 or greater annual probability of flooding in any year (4 Percent or greater)</p> <p>Flood Defences</p>
--	---

Likely future scenario based upon the baseline - "Policy off" Scenario

York has a well documented history of flood risk as the city lies at the confluence of the Rivers Ouse and Foss. Flood protection measures are already in place with improvements to these out of the remit of planning. York is legally obliged under the Water Act to deal with flood risk management and policy. However, flood risk in the future is set to get worse under the influence of climate change and may see York having more frequent flood events with negative effects on people, property and businesses.

The Strategic Flood Risk Assessment sets out the areas at most risk from flooding. A policy off scenario may have a negative effect should development not be located where it is at low risk from flooding. A policy off scenario may attract inappropriate development in high flood risk areas which could cause harm to people and contribute to the exacerbation of flood risk downstream. This would be particularly significant in areas of functional floodplain (3b) and high risk zone 3a of which York has significant areas. Development needs to be focussed in low risk areas to avoid negative impacts on fluvial and pluvial flooding. Policy intervention would have a positive influence in using the evidence base to direct development and mitigate its effects in the future in both new schemes as well as existing areas.

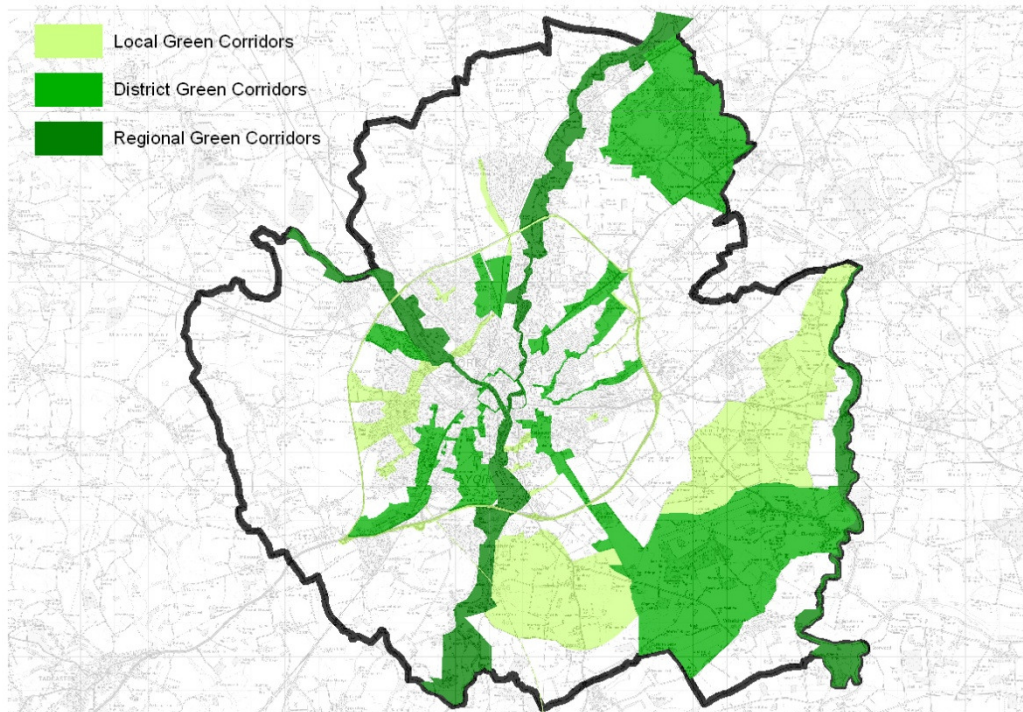
The 2008 survey results from the Environment Agency state that the quality of the Rivers Ouse and Foss are very good in terms of their chemistry, biology, phosphates and nitrate concentrations. Improvements to river quality are not held directly within planning policy and therefore is it reasonable to assume that this trend will continue. It is acknowledged that subject to the flooding events.

Green Infrastructure and Biodiversity

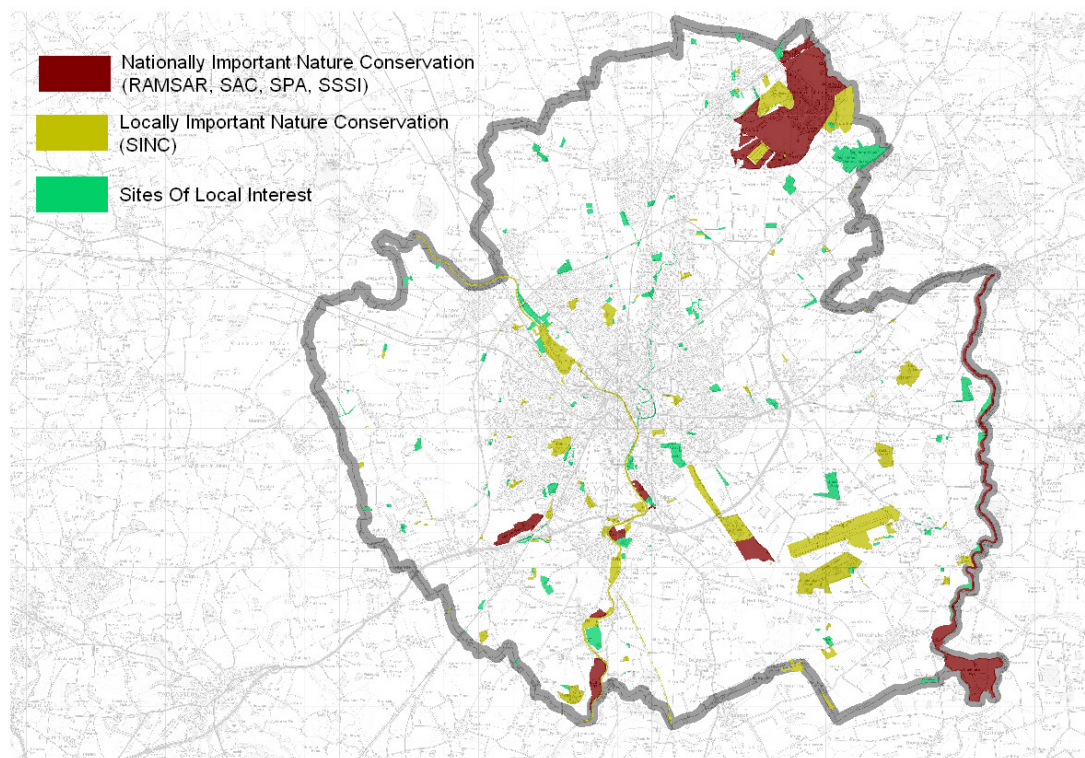
2.3.55 Green Infrastructure (GI) encompasses all "green" assets in the authority, including individual components from parks, the river corridors, street trees and managed and unmanaged sites to designed and planted openspaces. A number of these are also recognised heritage assets within the city. For example, the greenspaces upon which the City Walls site, the historic Strays and the designated Registered parks and Gardens such as Museum Gardens all contribute to openspace and recreational areas. Together, all of these assets make a green infrastructure network cross the city with a variety of uses including: nature conservation, openspace and green corridors and linkages. This network of sites helps to link together different spaces across York for access to the sites as well as across the city as a whole.

Green Corridors

2.3.56 York has a number nationally, regionally and locally important Green Corridors, as identified in figure 2.15.

Figure 2.15: Green Corridors**Biodiversity**

2.3.57 York contains special areas which are nationally and internationally significant. Using the North Yorkshire system of a more regionally based assessment of sites, City of York Council has undertaken an audit of sites to provide an understanding of the nature conservation and biodiversity value within the authority. The audit identified that currently there is 886 hectares of wildlife habitats, which represents only 3.2% of the total authority area. It also identified SINC sites which are sites which of local importance to York. The original Biodiversity audit (1996) found 42 Sites of Importance for Nature Conservation (SINC) within the authority boundaries, 9 sites of Special Scientific Interest (SSSI) of national importance, three of which were also of international significance as Ramsars, Special Protection Areas (SPAs for birds) and Special areas of Conservation (SACs for habitats). The most recent audit (2009) has found that 5 of these sites no longer meet the requirements but that a further 49 news sites which fulfil this criteria. Furthermore, 87 additional sites have been recorded for their wildlife value but do not formally make the criteria to be a SINC site.

Figure 2.16: Nature Conservation sites

2.3.58 York also has a total woodland cover of 998 hectares, which is 3.7% of the total land area and approximately 5.5 hectares per 1,000 population. This is lower than the regional coverage (Yorkshire and the Humber) of 5.8% of the total land area and 18.2 hectares per 1,000 population. Tremendous York is a new initiative being promoted by the community and City of York Council with a target of planting 50,000 new trees. Almost a thousand trees have been planted in York since Tremendous was launched in October 2011.

Openspace

2.3.59 Open space in York includes approximately 480 hectares of parks and open spaces. Existing open space, however, is not distributed in a uniform manner across the city and deficiencies have been identified for different categories as a result. Five of York's Park and Gardens have also achieved Green Flag Award Status based upon the quality and provision of facilities within the park. These parks are Rawcliffe Country park, Clarence Gardens, Glen Gardens, Rowntree Park and Westbank Park. Two places in York have also received a Green Flag Community Award for their Gardens: The Nose, St Clement's Church who grows edible plants for local people deprived of growing space and St Nicholas Field which is a former rubbish tip transformed in an urban nature park and designated local nature reserve.

2.3.60 York has had a growing focus on the importance of play for a number of years and new funding from the Government Playbuilder Project will provide greater access to higher quality outdoor play areas. Currently 2 new sites have been opened in York under this scheme in Elvington and Naburn. A further 9 sites have been proposed and will be pursued by the Council.

Key Issues from the Baseline

- Whilst open space in York includes approximately 480 hectares of parks and open spaces it is not distributed in a uniform manner across the city and therefore some areas are deficient in certain types of openspace;
- Quality of large parks and gardens in York is good with 5 designated as green flag award status;
- York has an abundance of important site for nature conservation at international, national, regional and local levels;
- The city's nature conservation sites support a diverse range of flora and fauna;
- Initiatives are ongoing to support nature conservation/openspace around the city to make a more environmentally friendly and healthy city.

Likely future scenario based upon the baseline - "Policy off" Scenario

York has a vast variety of openspace, sport and recreation spaces within the city with the majority of the city having access to different types of space. The maintenance of these are outside the control of planning. However, there are identified deficiencies of some types of openspace as identified in the evidence base. Without policy intervention this may remain the case in the future with incremental improvements to openspace around the city on an adhoc basis. The positive contribution planning policy could make would be to support and protect openspace and improve deficiency through delivery within new developments and designations.

York has a number of international, national, regional and locally recognised nature conservation sites. The designation and quality of these are out of the remit of planning and there are ongoing schemes to ensure their quality and maintenance. There are also ongoing initiatives to support nature conservation and biodiversity, including stewarding schemes and the Treemendous project which aims to plant more trees within the authority as part of an overall economic vision. It is reasonable to assume that in these cases the current situation would remain as the status quo.

Biodiversity and nature conservation are vulnerable to changes however and lack of policy to support their integrity through sensitive location of development may have a negative effect on overall biodiversity and natural assets. This would be exacerbated in York where areas were previously covered through the greenbelt policy and lack of this designation would potentially open land up greenfield land for development.

Landscape

2.3.61 The setting of York is characterised by open approaches leading towards the city. Long views are achieved across the relatively flat landscape with only occasional woods to interrupt extensive views. The series of green wedges in the city enable long views to be experienced from the outskirts of the city towards important city landmarks such as York Minster. The ring-road around York also allows an appreciation for the size and scale of the city as the flat approaches make possible long-distance views across the landscape towards York Minster. York Minster is a dominant feature within the City and views of this building are widely held to be very important in defining the special character of York and it's setting. The open approaches enable the city to be experienced within its wider setting establishing a close relationship between the urban area, green wedges, surrounding countryside and the villages.

2.3.62 The landscape of York is broadly characterised as relatively flat and low lying agricultural land dominated by the wide flood plain of the River Ouse, rising slightly to the east and surrounded by a relatively evenly spaced pattern of villages. Within a relatively small area (272 square kilometres) the York area boasts a range of sites with habitat and conservation value. These sites include

ancient flood meadows, species-rich grasslands, lowland heath, woodlands and wetlands, which in turn is home to a variety of European protected species including bats, great crested newts, otters and other rare species such as the Tansy Beetle.

2.3.63 Specifically, the historic central city of York is recognised as important in the Natural England's National Character Assessment (NCA) as follows:

- The City of York sits at the centre of the NCA with roads radiating out from it as spokes on a wheel. There has been a history of settlement here, which brings in a high number of tourists to the area.
- York Minster forms a prominent landmark and focal point for the Vale and visitors to the area.
- There is development pressure around the city that could lead to development sprawl that takes away from the enclosed dominance of the town centre.

Issues from the Baseline

- York's Landscape is a primary feature of York's historic character and setting;
- There are specific elements of the landscape that need to be preserved in order to appreciate the whole of York's context.
- Views from and to the landscape and built environment features are an important feature of York's character.

Likely future scenario based upon the baseline - "Policy off" Scenario

York is set with a flat vale which allows views across the city to key assets such as the Minster. This forms one of York's key historic character and setting attributes. It is vulnerable to change and in the future pressures from development could negatively affect it through the loss of important open areas which contribute to the setting of the historic City and through developments which fail to respond sensitively to their local context. Currently the draft Greenbelt designation secures the majority of vulnerable land which surrounds the main urban area. This policy has been saved from the now withdrawn Regional Strategy due to its recognition as a key policy for retaining York's historic character and setting. Whilst this protection is in place, there is commitment to protect this aspect of York. However, lack of a formal policy directly for York through the Local Plan and the absence of any defined Greenbelt Boundaries, would place increasing pressure on parcels of land, particularly adjacent to the main urban areas, to be released for development. This is one of the most serious impacts of a policy-off scenario.

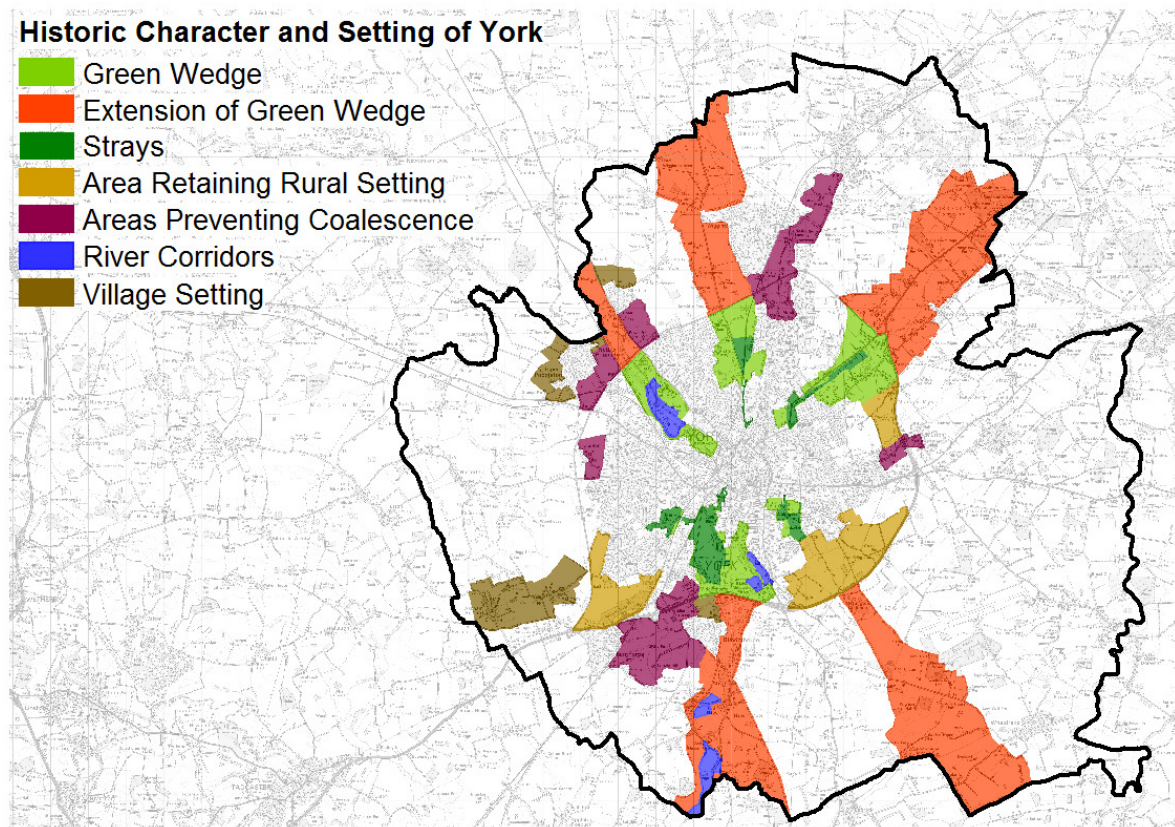
Heritage

2.3.64 York's wealth of historic assets include:

- York Minster, England's largest (surviving) medieval church and the largest Gothic Cathedral in Northern Europe
- 2,228 listed buildings of which 242 (15%) are Grade 1 and 2*.
- 22 scheduled monuments in the city including the city walls, York Castle, Clifford's Tower and St Mary's Abbey
- registered historic parks and gardens, which include the Museum Gardens and Rowntree Park;
- 35 designated Conservation Areas, each of which is covered by Conservation Area Appraisal and have extra controls applied to them so that the character of the area can be preserved and enhanced.

- 2.3.65 The City of York is one of only five historic centres in England that has been designated as an Area of Archaeological Importance as the Archaeology is of national and international significance. It is widely acknowledged that many of the deposits are as yet undiscovered and will only become apparent in the urban area through redevelopment of sites and in rural areas through agricultural practice and any new development.
- 2.3.66 The *Central Historic Core Conservation Area Appraisal (2012)*, was undertaken to enable an understanding of the character of the historic Core and how to manage it in the future. This identified 24 character areas and their special quality's as well as their vulnerabilities and opportunities for enhancing its appearance and character.
- 2.3.67 A review of the Greenbelt (2003, updated 2011) identified areas of York important to the historic character and setting of the city. This have been reviewed as part of the evidence base for the Local Plan and minor amendments are likely as a result of the Preferred options consultation.

Figure 2.17: Historic Character and Setting



Issues from the Baseline

- Historic character and setting is an integral part of the city's past and future;
- The attractive and unique historic environment contributes to/influences the economy, social and environmental functioning of the city of York;
- Appreciating the value of heritage assets is key to preservation and enhancement as well understanding any future impacts.
- Consideration needs to be given to the key views and assets which are identified to have a positive experience for the city.

Likely future scenario based upon the baseline - "Policy off" Scenario

York's historic environment is a key defining feature of the city. Its character derives not only from its designated assets, such as listed buildings, Schedules Ancient Monuments and Conservation Areas, but also its non-designated assets, including its below ground archaeological deposits. York has also been designated as an area of archaeological importance. Whilst it is reasonable to assume that the majority of the designated heritage assets will remain since works to them invariably require consent, elements which contribute to their significance could be harmed through inappropriate development in their vicinity.

The Heritage Topic Paper sets out those key attributes which contribute to the special historic character and setting of York. Whilst the formally designated sites may afford some statutory protection through the planning system, other non-designated elements which contribute to the character of the historic city could be harmed without a clear policy framework. Pressures from development in terms of density or building height in various locations could compromise unique features in York. Whilst design can be subjective, without the necessary policy or in a 'policy-off' scenario there could be significant detrimental impact the overall historic built environment and its setting.

Geology and Soils**Soils**

2.3.68 The Vale of York has good quality agricultural soils with just over half of the area has soils classified as Grade 2 and almost a quarter is classified as Grade 3. Most of the highest quality agricultural soils (Grade 2 soils) are found in the south west and scattered across the northern half of the NCA. The slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (37% of the NCA) may suffer compaction and/ or capping as they are easily damaged when wet. In turn, this may lead to increasingly poor water infiltration and diffuse pollution as a result of surface water run-off.

Contamination

2.3.69 The council published its first Contaminated Land Strategy in July 2001, to outline its strategic approach for carrying out its statutory inspection duties and for securing remedial action. The strategy was reviewed and updated in 2005 and 2010, and is next due to be reviewed in 2013. The council has currently identified 3,669 potentially contaminated sites within the city. All of the potentially contaminated sites have a past industrial use or have been used for waste disposal activities.

Issues from the Baseline

- There are contaminated land sites across the city which would require remediation should it be taken forward for development.
- There are crossovers between land contamination with natural resources and people's health and well-being;
- Agricultural Land in York is predominantly of good quality and therefore valuable for farming.

Likely future scenario based upon the baseline - "Policy off" Scenario

Within the city there exists a number of locations which are contaminated either due to an historic or current use. Legislation is in place to ensure that appropriate mitigation ensues on parcels of land which

are to be developed or pose risk to human health. It is reasonable to assume therefore that this national legislation would govern the need for York to contain/mitigate land in the future.

The majority Agricultural land quality in York is good categorised within grades 2 and 3. This equates to the land being a valuable resource for farming although the quality of farmland is vulnerable to flood events and changes to nutrient levels. Planning policy influencing flood risk and location of development may have an indirect effect on this. A no-policy scenario could lead to impacts on land either through loss to development or changing patterns of flooding which leaves silt/nutrients on the land.

Community Safety

2.3.70 Total crime in York dropped by 10% (1623 crimes) in 2011-12 compared to 2010-11. The first five months of data available for 2013/14 suggest that crime continues to reduce and at present is predicted to be between 5 and 10%

2.3.71 The results of the Big York Survey carried out by City of York Council and the Crime Survey carried out by the University of York revealed that three-quarters of respondents felt that York is a safe place overall and over 90% of respondents saying that they were satisfied with their local area as a place to live in. Most also had very positive views about the levels of crime and anti-social behaviour in their areas with the issue of rubbish or litter lying around generally being the biggest cause for concern.

Issues from the Baseline

- People generally think York is a safe place to live;
- Crime rates are decreasing;
- Support for the future should be aimed at helping to meet the objectives and identified priorities set out in the Community Safety Plan.

Likely future scenario based upon the baseline - "Policy off" Scenario

Delivering key safety protection measures are primarily out of the remit of the Local Plan. The community Safety Plan sets out a number of objectives to deliver a safer city and other organisations, such as the safer York Partnership, would ensure that initiatives and schemes were in place for the safety of residents and businesses. It would be reasonable to assume that the current crime trends would continue.

3 Sustainability Appraisal Process

3.1 Legal Context

3.1.1 The methodology follows the required approach set out by the SEA Directive. The SEA Directive requires:

“reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated” (article 5(1)).

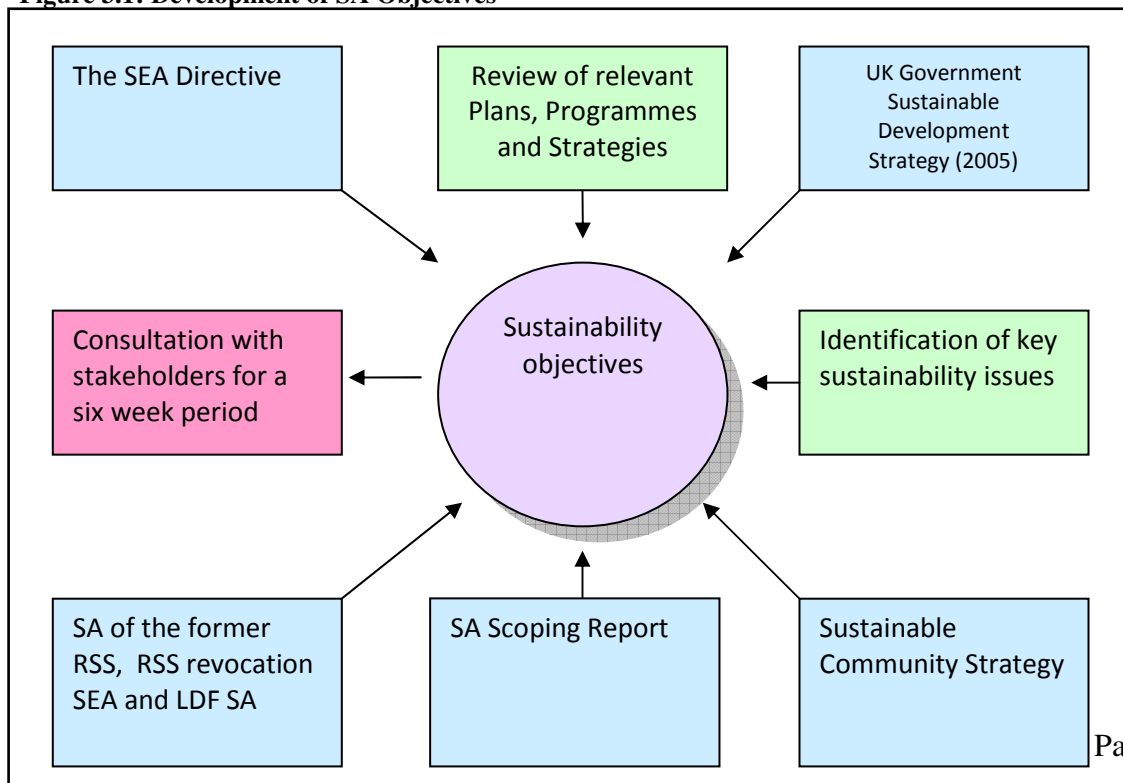
“the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors” (SEA Directive Annex I(f))

“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” (SEA Directive Annex I(h))

3.2 SA Framework

3.2.1 The Sustainability Framework is a key component in completing Stage A of the SA process as it will be used as a set of criteria against which the predicted effects of the plan will be gauged. The SA is fundamentally an objective led approach whereby the potential impacts of the plan and policies are assessed in relation to a series of objectives for sustainable development.

Figure 3.1: Development of SA Objectives



- 3.2.2 The Sustainability Appraisal Framework was originally included in the Scoping Report (2006, 2010) accompanying the Core Strategy. The objectives and sub-objectives derived from the completion of tasks A1-A3 and were predominantly in line with the Former Yorkshire and Humber Regional Spatial Strategy SA Objectives. Originally there were 22 objectives split into economic, social and environmental categories.
- 3.2.3 In response to the updated scoping process, the SA Framework was restructured into 15 objectives with corresponding sub-objectives. It has grouped previous objectives where necessary to still provide a comprehensive analysis framework for the Local Plan and its proposals. The framework shows how the new objectives cut across the social, environmental and economic categories to still reflect which objective is relevant to which category.
- 3.2.4 The framework also takes into account the SEA directive requirements. Whilst the SEA Directive does not specifically require the use of objectives and indicators, this has proved a useful way in which to describe, analyse and compare the environmental and sustainability effects of the plan. The SA Scoping Report scoped in all of the topics required by SEA and sets out in more detail the reasons for scoping in each topic.

Figure 3.2: SA Objectives relevant to SEA Topics

SEA Theme	Relevant SA Objective
Population*	1
Human Health	2, 12, 13
Biodiversity	8
Fauna	8
Flora	8
Soil	9
Water	10, 13
Air	6, 7, 12
Climatic Factors	6, 12, 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.	

Figure 3.3: SA Framework

SEA Topic	No.	Sustainability Framework Objectives	Sub-objectives (Will the policy...?):	Economic	Social	Environment
Population	1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> • Deliver homes to meet the needs of the population in terms of quantity, quality; • Promote improvements to the existing and future housing stock; • Locate sites in areas of known housing need; • Deliver community facilities for the needs of the population; • Deliver pitches required for Gypsies and Travellers and Showpeople. 	✓	✓	
Human health	2	Improve the health and well-being of York's population	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to openspace / multi-functional openspace • Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose unacceptable risks to health. 		✓	✓
N/a	3	Improve education, skills development and training for an effective workforce	<ul style="list-style-type: none"> • Provide good education and training opportunities for all; • Support existing higher and further educational establishments for continued success; • Provide good quality employment opportunities available to all; 	✓	✓	
N/a	4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • Deliver and promote stable economic growth; • Enhance the city centre and its opportunities for business and leisure; • Provide the appropriate infrastructure for economic growth; • Support existing employment drivers; • Promote a low carbon economy.. 	✓	✓	

	5	Help deliver equality and access to all	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 	✓	✓	
Air / Climatic factors	6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 	✓	✓	✓
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"> • Reduce or mitigate greenhouse gas emissions from all sources; • Plan or implement adaptation measures for the likely effects of climate change; • Provide and develop energy from renewable, low and zero carbon technologies; • Promote sustainable design and building materials that manage the future risks and consequences of climate change; • Adhere to the principles of the energy hierarchy; 		✓	✓
Biodiversity / Flora / Fauna	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"> • Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; • Protect and enhance locally important nature conservation sites (SINCs); • Create new areas or site of bio-diversity / geodiversity value; • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment. 			✓
Soil/ material assets	9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Protect or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 			✓
Water	10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters; 			✓

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

3.3 Application to the Preferred Options Local Plan

3.3.1 Following a high level review of the Preferred Options, it was considered necessary to apply SA to four principle elements of the document namely, the revised **Strategic Objectives**, the **Preferred Spatial Strategy**, **Key Strategic Sites**, **Core Strategy Policies** and **Development Management Policies**. The assessment of these elements is discussed in more detail below.

Assessment Methodology for the Strategic Vision and Policy Alternatives

3.3.2 The appraisal of the Preferred Options Local Plan's vision and policy alternatives has been carried out using the objectives set out by the SA framework to form an analysis matrix. The appraisal of each policy against the objective relies on an element of qualitative and subjective assessment.

3.3.3 In order to comply with the SEA Directive in terms of assessing the impacts of the DPD against the SEA topics, the commentary and impact of each on the objectives is summarised according to the scoring system set out in figure 3.4. When determining the significance of effects, consideration was given to the characteristics of the effects and the sensitivity of the receptors involved. The character of the city and sustainability issues set out in evidence base and context section have also been taken into account when making this distinction.

Figure 3.4: Appraisal Scoring System for the Strategic Vision and Policy Alternatives

Symbol	Likely effect on the SA Objective
++	The option is likely to have a very positive impact
+	The option is likely to have a positive impact
0	No significant effect / no clear link
?	Uncertain or insufficient information on which to determine impact
-	The option is likely to have a negative impact
--	The option is likely to have a very negative effect
I	The option could have a positive or negative impact depending on how it is implemented

Assessment Methodology for the Strategic Sites and Allocations

3.3.4 As part of determining the most sustainable site allocations to meet the need of the city, the SA Scoping Report sets out a proposed methodology, which allowed the assessment to be iterative with other evidence base being prepared for the Local Plan and to fit with sustainability aspirations both nationally and locally. The methodology took into consideration all 3 aspects of sustainability (economic, social and environmental) in determining the best location for development. This was a desktop assessment using GIS based data to accurately determine the sites location relative to the criteria and was considered the most appropriate way to delineate the best sites for development whilst taking consideration for the York's existing environmental, social and economic assets.

3.3.5 The assessment followed a 4 stage criteria methodology to sieve out the most sustainable sites for further more detailed consideration. All the sites were also subject to a supplementary assessment of environmental considerations to understand more about key assets or issues within the vicinity. Following this process, the sites were appraised by internal officer and Member workshops for site specific comments before being allocated. The full approach and background is set out in the 'Site Selection Technical Paper' accompanying the Preferred Options Local Plan.

3.3.6 Figure 3.5 summarises the key stages of the assessment process and it's general compatibility to the SA objectives. Figure 13.6 sets out the indicators against the SA Objectives in more detail.

Figure 3.5: Sustainable Location Assessment Methodology Summary

Criteria	Compatibility with SA/SEA:		
	Environmental Objectives	Social objectives	Economic objectives
Criteria 1: Environmental Assets protection Is the site wholly or partly within: <ul style="list-style-type: none"> • Historic Character and Setting • High Flood Risk (Zone 3b) • Statutory Nature Conservation designations (SACs, SPAs, SSSIs, RAMSARs) • Regional Green Infrastructure Corridors • Sites of Special Interest for Nature Conservation (SINC) • Local Sites of Nature Conservations Interest (LNRs) • Ancient Woodland (Site boundary amended as appropriate)	☑		
Criteria 2: Openspace retention Is the site or does it contain existing openspace? (Site boundary amended as appropriate)	☑		
Criteria 3: Greenfield and high flood risk protection Is the site greenfield and within flood zone 3a? (Site boundary is amended as appropriate)	☑		
Size threshold Applied <ul style="list-style-type: none"> • Sites under 0.2 hectares were considered as under threshold • Sites 0.2 ha – 5 ha: considered for site allocations • Sites over 5ha: considered for Strategic Sites 			
Criteria 4a: Access to facilities and services Is the site within distance of facilities and services? (NB: specific distances relate to facility or service)		☑	
Criteria 4b: Access to Transport Is the site within distance of transport modes/routes? (NB: specific distances relate to mode of transport/routes)		☑	☑
Environmental Considerations	☑		

3.3.7 All of the sites which made it through the assessment criteria were then scored according to the scoring methodology illustrated in **Appendix 7**. In order to select the most sustainable site options, a minimum site score based on access to essential services and transport was applied.

Figure 3.6: Minimum scoring criteria for residential and employment sites

STAGE 1	
<u>Minimum Residential ACCESS TO SERVICES Score Stage 1</u>	
To Include:	
Primary school within 800m	
Access to a neighbourhood parade containing convenience provision	
Access to a doctors surgery within 800m	
Access to 2-4 open space typologies within the required distances ¹⁰	
Total Minimum Score	13 points
<u>Minimum Residential TRANSPORT Score Stage 1</u>	
To include:	
Non-frequent bus route ¹¹ within 800m	
Access to an adopted highway	
Access to a cycle route ¹²	
Total Minimum Score	9 points
Total Minimum Residential Score (access to services + transport)	22 points
<u>Minimum Employment Score Stage 1</u>	
To include:	
Non-frequent bus route ¹³ within 800m	
Access to an adopted highway	
Access to a cycle route ¹⁴	
Total Minimum Score	9 points
Total Minimum Employment Score	9 points
STAGE 2	
<u>Residential Score Stage 2</u>	
Residential sites which scored 22 overall but achieved different results for access to services and/or transport, were taken forward for consideration.	
Residential sites which did not score 22 overall but did score 13 or above in residential access to services, were taken forward for consideration.	
<u>Employment Score Stage 2</u>	
Employment sites were in existing employment areas but did not meet the minimum score were taken forward for consideration.	

3.3.8 In addition to this, the Preferred Strategic Sites identified in the Plan have been assessed in detail against the SA Framework to appraise their overall sustainability. This is in recognition that they will not necessarily have consistent access to or access across the site to services, facilities and transport routes but due to their size, would be expected to implement these commensurate to the level of development. The Housing Allocations were also scored against the SA objectives using the scoring system as set out in Figure 3.4.

¹⁰ Required distances as set out in the *Open Space, Sport and Recreation Study (CYC, 2008)*

¹¹ Non frequent bus route is a bus route which runs at the most every 15 minutes


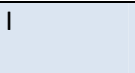

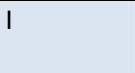
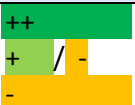
¹² Access to a cycle route has been calculated as access to an on-road cycle route within a 2 min cycle radius (530m)

¹³ Non frequent bus route is a bus route which runs at the most every 15 minutes

¹⁴ Access to a cycle route has been calculated as access to an on-road cycle route within a 2 min cycle radius (530m)

Figure 3.7: SA Objectives and Site Appraisal Indicator compatibility for Allocated sites

SA Objective	Relevant Assessment Criteria		Maximum score		Indicative SA Scoring	
	Criteria Stage	Indicator	Per indicator	Total	Points scored	SA Symbol
1: To meet the diverse housing needs of the population in a sustainable way.	Not applicable at location level assessment					
2: Improve the health and well-being of York's population	Criteria 4a	Access to: <ul style="list-style-type: none"> doctors openspace 	5 5	10	6-10 3-5 1-2 0	 ++ + - --
3: Improve education, skills development and training for an effective workforce	Criteria 4a	(Housing) Access to: <ul style="list-style-type: none"> nursery provision primary schools secondary schools higher education facilities 	5 5 5 5	20	11 -20 5-10 1-4 0	 ++ + - --
		(Employment) Access to: <ul style="list-style-type: none"> nursery provision 	5	5	4-5 1-2 0	 ++ + -
4: Create jobs and deliver growth of a sustainable and inclusive economy	Not applicable at location level assessment Linked to Criteria 4b: All Transport accessibility given relationship to commuting					
5: Help deliver equality and access to all	Criteria 4b	Access to: <ul style="list-style-type: none"> non-frequent bus routes frequent bus routes park and ride bus stops railway station by walking railway station by cycling adopted highways Cycle routes Additional access for Housing sites: <ul style="list-style-type: none"> Neighbourhood parade 	3 5 5 5 5 5 5	33 Housing: 43	Employment score: 18-33 9- 17 1-8 0 Housing score: 21-43 11-20	 ++ + -- ++ +
6: Reduce the need to travel and deliver a sustainable integrated transport network						

SA Objective	Relevant Assessment Criteria		Maximum score		Indicative SA Scoring	
	Criteria Stage	Indicator	Per indicator	Total	Points scored	SA Symbol
		<ul style="list-style-type: none"> Supermarket 			1-10 0	
	Environmental considerations	Access to: <ul style="list-style-type: none"> Pedestrian Right of Way (PROW) 	n/a	n/a		
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Linked to all criteria stages: <ul style="list-style-type: none"> All Transport accessibility indicators given relationship to trip generation and emissions All flood risk indicators given its link to managing the effects of climate change All Green infrastructure indicators given its link to managing the effects of climate change Air Quality Management Areas given its link to emissions. 					
8: Conserve and enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for high quality and connected natural environment	Criteria 1	Distance to/ incorporates: <ul style="list-style-type: none"> Statutory nature conservation designations; Regional Green Infrastructure Corridor; Site of Interest for Nature Conservation (SINC) site; Area of Local Nature Conservation (LNC) Interest; Ancient Woodland; Existing Openspace. 	Yes - 0 No - 2 Partly-1	12	0 1-2 3-12	
	Environmental Considerations	Distance to/ incorporates: <ul style="list-style-type: none"> District Green Infrastructure Corridor Local Green Infrastructure Corridor; Tree Protection orders 	n/a	n/a		
9: Use land resources efficiently and safeguard their quality	Environmental Considerations	<ul style="list-style-type: none"> Brownfield / Greenfield/ Mixed Agricultural Land Classification 	n/a	n/a	Brownfield Mixed BF/GF GF Not Grade 2/3	

SA Objective	Relevant Assessment Criteria		Maximum score		Indicative SA Scoring	
	Criteria Stage	Indicator	Per indicator	Total	Points scored	SA Symbol
					GF and Grade 2/3	--
10: Improve water efficiency and quality	Not applicable at location level assessment					
11: Reduce waste generation and increase level of reuse and recycling	Not applicable at location level assessment					
12: Improve air quality	Environmental considerations	Within/proximity to: <ul style="list-style-type: none"> Air quality management area (AQMA) 	n/a	n/a	Within 50m 250m 500m	-- - I O
13: Minimise flood risk and reduce the impact of flooding to people and property in York	Criteria 1	Within: Flood risk zone 3b	n/a	n/a	Yes Partly	-- -
	Criteria 3	Within: <ul style="list-style-type: none">Flood risk zone 3a	n/a	n/a	Yes Partly	- I
	Environmental considerations	Within: <ul style="list-style-type: none">Flood risk zone 2	n/a	n/a	Yes Partly no	+ + ++
14: Conserve and enhance York's historic environment, cultural heritage, character and setting	Environmental Considerations	Distance to: <ul style="list-style-type: none"> Listed Buildings Scheduled Ancient Monuments Areas of Archaeological Importance 	n/a	n/a	Contains 3 Contains 1-2 Contains 0	/I I +I
15: Protect and enhance York's natural and built landscape	Criteria 1	Within: <ul style="list-style-type: none">an area of Historic Character and setting	n/a	n/a	Yes Partly no	- +/- +
	Environmental Considerations	Within: <ul style="list-style-type: none"> Conservation Areas Central Historic Core Character Appraisal Zone 	n/a	n/a		I

Mitigation Measures

- 3.3.9 The SEA Directive and SA guidance recommend that the SA puts forward a series of recommendations for additions and amendments where policies could better meet the sustainability objectives and mitigate any potential effects identified.
- 3.3.10 An environmental report required under the SA Guidance should include:
“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”.
- 3.3.11 As part of the appraisal process, relevant recommendations/mitigation measures have been identified. Each of the matrices in annexes regarding the appraisal of the vision, policy alternative and allocations sets this out where applicable.

Who has undertaken the Assessment?

- 3.3.12 The appraisal of the Local plan Preferred Options has been jointly undertaken by City of York Council and AMEC. AMEC have also undertaken a technical review of the draft SA Report and Annexes.

Technical difficulties encountered

- 3.3.13 The SEA Directive requires the identification of any difficulties (such as technical difficulties or lack of knowledge) encountered. The following technical difficulties were encountered during the appraisal of the Preferred Options:
- Uncertainty in identifying the impacts of the policy against the sustainability objectives and their relative significance using the appraisal scoring system. A key assumption was made that the options would be fully implemented although in some areas tensions have been identified between priorities. Where this is the case, the report tries to highlight the potential implications.
 - The availability and date of baseline data varies. Evidence base updates have been occurring in line with the production timetable to inform the Local Plan and released at various times for consideration. External sources such as the Census 2011 data has also been released periodically.
 - An assessment of the preferred approach has been presented but ultimately the effects will be influenced by the specific policy wording. The findings of this assessment will inform the final iteration of this.
 - The overarching assumptions and analysis for growth are predicated on modelling and interpretation of different future economic scenarios. However, the future economic climate is uncertain and depending on how this ensues, it may influence the deliverability and viability of sites.
 - Whilst the assessment of cumulative effects of the implementation of the preferred approach and other plans and programmes has been based on the most up to date information available at the time of writing, in many cases there is a lack of detailed information at this stage to make robust conclusions. For example, the in-combination effects of the preferred option and other neighbouring Local Plans are difficult to establish at this stage as these plans are currently subject to review/under preparation for a Local Plan.

4 Assessment of Effects

4.1 Introduction

- 4.1.1 This chapter presents the main findings of the SA of the policy options and alternatives identified in the Local Plan Preferred Options and Alternatives report, which has been undertaken using the methodology described in Section 3. It considers first the compatibility of the Local Plan vision and outcomes and SA objectives before providing a summary of the SA of the preferred options and reasonable alternatives including site allocations. This is followed by an assessment of the cumulative and synergistic effects of implementing the preferred options.

4.2 Local Plan Vision and Outcomes

- 4.2.1 The Local Plan Spatial Vision and Outcomes (Section 3) sets out the spatial planning vision and related outcomes for the City of York. It responds to the planning issues, challenges and opportunities facing York and the outcomes of the public consultation to date, including that previously undertaken on the Local Development Framework.
- 4.2.2 The following is the Preferred Options Local Plan Vision summary taken from Section 3 of the Local Plan:

In the City of York area over the next fifteen years the Local Plan will deliver sustainable patterns and forms of development. These will support the delivery of the city's economic and social ambitions, whilst conserving and enhancing its unique historic and natural environmental assets.

The plan will ensure that the vision and outcomes are delivered in a way that recognises the challenges of climate change, protects residents from environmental impacts and promotes social inclusivity.

- 4.2.3 The vision and outcomes are intended to be a spatial expression of the City's Sustainable Community Strategy, 'The Strategy for York 2011-2025' and 'Delivering for the People of York: The Council Plan 2011-2015', each of which has their own vision and outcomes.

The 'Strategy for York' Vision is:

York: A City Making History

Making our mark by

- Building confident, healthy and inclusive communities;
- Being a leading environmentally friendly city;
- Being at the forefront of innovation with a diverse and thriving economy;
- Being a world class centre for culture, education and learning for all; and
- Celebrating our historic past and creating a successful and ambitious future.

The Council Plan 2011-2015 sets out the Council's priorities and a number of targets that the Council is committed to meeting in relation to the five priority areas. The priorities are to:

- Create jobs and grow the economy;
- Get York moving;
- Build strong communities;
- Protect vulnerable people; and
- Protect the environment

4.2.4 A matrix has been completed to appraise the compatibility of the vision and outcomes contained within the Local Plan Preferred Options and Alternatives report against the SA objectives. The vision and outcomes for the Local plan are described in terms of the following interconnected priorities:

- Create Jobs and Grow the Economy;
- Get York Moving;
- Build Strong Communities; and
- Protect the Environment

The broad priorities of social inclusion and sustainability cut across all four of the above.

4.2.5 **Table 4.1** contains the matrix which compares the SA objectives and the four priorities listed above. A more detailed assessment is presented in **Appendix 5**.

Table 4.1: Vision and Outcomes Compatibility Matrix

Symbol	Likely Compatibility with SA Objective
++	Very compatible
+	Compatible
0	No clear link
?	Uncertain or insufficient information
-	Incompatible
--	Very incompatible
I	Compatible or incompatible depending on implementation

SA Objectives		Local Plan Priorities					
		Create Jobs and Grow the Economy	Get York Moving	Build Strong Communities	Built Environment	Natural Environment	Natural Resources and Environmental Protection
1	To meet the diverse housing needs of the population in a sustainable way.	0	0	++	I	I	I
2	Improve the health and well-being of York's population.	+	+	++	0	++	++
3	Improve education, skills development and training for an effective workforce.	++	0	++	0	0	0
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	++	++	+	I	I	I

SA Objectives		Local Plan Priorities					
		Create Jobs and Grow the Economy	Get York Moving	Build Strong Communities	Built Environment	Natural Environment	Natural Resources and Environmental Protection
5	Help deliver equality and access to all.	+	++	++	0	0	0
6	Reduce the need to travel and deliver a sustainable integrated transport network.	++	++	++	+	+	+
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	-	+	-	+	+	++
8	Conserve or enhance green infrastructure, bio-diversity, geo-diversity, flora and fauna for accessible high quality and connected natural environment.	I	0	I	0	++	++
9	Use land resources efficiently and safeguard their quality.	I	0	I	I	++	++
10	Improve water efficiency and quality.	-	0	-	0	++	++
11	Reduce waste generation and increase level of reuse and recycling.	-	0	-	0	0	++
12	Improve air quality.	I	++	I	0	0	++
13	Minimise flood risk and reduce the	I	0	I	0	++	++

SA Objectives		Local Plan Priorities					
		Create Jobs and Grow the Economy	Get York Moving	Build Strong Communities	Built Environment	Natural Environment	Natural Resources and Environmental Protection
	impact of flooding to people and property in York.						
14	Conserve or enhance York's historic environment, cultural heritage, character and setting.	I	0	++	++	0	0
15	Protect and enhance York's natural and built landscape.	I	0	I	++	++	++

4.2.6 Broadly, the Local Plan priorities (hereafter referred to as 'objectives') are supportive of the SA objectives. No very incompatible objectives have been identified during the assessment and all of the SA objectives were considered to be very compatible with one or more of the Local Plan objectives.

4.2.7 Those SA objectives that are particularly well supported by the Local Plan objectives include health (SA Objective 2) and transport (SA Objective 6) which reflects the emphasis of these Plan objectives on improving health, reducing the need to travel and enhancing transport infrastructure. Local Plan objectives relating to economic development, transport and building strong communities were identified as having a strong positive relationship with the socio-economic SA objectives (SA Objectives 1, 2, 3, 4, 5 and 6) in particular whilst those Plan objectives relating to the protection and enhancement of the built and natural environment and resource use were considered to be compatible with those SA objectives covering environmental issues as well as health.

4.2.8 This assessment has identified some areas where possible tensions exist. Where tensions have been identified this primarily relates to, on the one hand, the need for growth, and on the other, the need to protect and enhance the natural and built environment of York. For example, those Local Plan objectives that relate to job creation and building strong communities are likely to lead to increased resource use associated with new housing and economic development, which may be incompatible with SA objectives relating to climate change (SA Objective 7), water (SA Objective 10) and waste and resource use (SA Objective 11). However, any adverse effects may be mitigated, and tensions between the objectives resolved, if development takes place in accordance with all of the Local Plan objectives and as such an incompatibility is not necessarily an insurmountable issue, but one that may need to be considered in the development and implementation of the policies that will ultimately comprise the Plan.

4.3 Preferred Options and Alternatives Assessment

- 4.3.1 This section presents the findings of the assessment of the Local Plan preferred options. Where reasonable alternatives to the preferred options are considered to perform better, in sustainability terms, than the preferred approach this is highlighted in the commentary in order to help guide the development of the Plan. This follows the requirements set out by the SEA Directive, which states:
“reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated” (article 5(1)).
- 4.3.4 The appraisal undertaken focussed on the alternative approaches to policy as opposed to the preferred policy wording to ensure a full understanding of how changing the policy approach could impact on its sustainability. A full appraisal of the final policy wording will be undertaken iteratively prior to the Council’s Submission of the Local Plan post the Preferred Options consultation process. The findings of this appraisal will be presented in the Submission SA.
- 4.3.5 The following assessment summary is structured around the 22 principal plan policy areas and focuses on the likely significant effects of the implementation of the preferred combination of options. It should be noted that whilst other, minor positive and negative effects have been identified during the assessment, these are not discussed in detail here but instead are reported in the appraisal matrices in **Appendix 6** (on a policy by policy basis).
- 4.3.6 Where appropriate, potential mitigation measures are identified which could be considered during the development of the Local Plan to help reduce negative effects. Further mitigation and enhancement measures are identified in the appraisal matrices in **Appendix 6**.

Sustainable Development

- 4.3.7 This Plan component considers the overarching approach to sustainable development in York. A total of two options have been identified by the Council and subsequently appraised as part of this SA. These are listed in **Table 4.2**.

Table 4.2: Sustainable Development Preferred Option and Reasonable Alternative

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Sustainable Development	Policy SD1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Provide local level policy to guide sustainable development <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on the NPPF to guide sustainable development

- 4.3.8 A detailed appraisal of both the preferred option and reasonable alternative is presented in **Appendix 6**. A summary of the likely significant effects of the preferred approach is presented below.

Preferred Policy Approach

- 4.3.9 The preferred policy approach would have positive effects across the majority of the SA objectives. Significant positive effects have been identified in respect of SA Objective 2 (Health), SA Objective 6 (Transport), SA Objective 9 (Land Use), SA Objective 13 (Flood Risk), SA Objective 14 (Cultural Heritage) and SA Objective 15 (Landscape). This reflects the expectation that the preferred approach would define sustainable development in the context of York, enabling growth and development (in accordance with the presumption in favour of sustainable development contained in the NPPF) whilst balancing it with environmental and social factors that are specific to the City.
- 4.3.10 The preferred approach has not been assessed as having any significant (or minor) negatives effects on any of the SA objectives.

Alternatives

- 4.3.12 The reasonable alternative would be to rely on the NPPF to guide sustainable development in the City of York. Reflecting the principles of the NPPF, this approach was also assessed as having a positive effect across the majority of the SA objectives however; no significant positive effects were identified during the assessment given the fact that this approach would not deliver a policy that reflects local circumstances. In consequence, this alternative was not considered to perform better, in sustainability terms, than the preferred option.

Spatial Strategy

- 4.3.13 The proposed Local Plan spatial strategy comprises five interrelated policy areas. These areas are listed in Table 4.3 together with the corresponding preferred option(s) and reasonable alternative(s) identified by the Council and subsequently appraised as part of this SA. A number of the factors that influence both the preferred policy option and the alternatives reflect a considerable body work including the North Yorkshire Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment, population growth projections and future housing demand scenarios, the York Economic and Retail Vision Work, and earlier Sustainability Appraisals. For example, all the individual strategic sites have been subject to SA, along with all alternative sites. Those sites proposed in the indicative policy represent the better performing sites, when considered against the SA objectives. Further detail in respect of the assessment of proposed site allocations is provided at Section 4.4 of this report.

Table 4.3: Spatial Strategy Preferred Options and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
York Sub Area	Policy SS1	<p>Preferred Approach</p> <ul style="list-style-type: none"> • Option 2: Provide local level policy to guide development in the York sub-area <p>Alternatives</p> <ul style="list-style-type: none"> • Option 1: Rely on NPPF to guide development in the York sub-area (no policy option)

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Factors which Shape Growth	Policy SS2	<p>Preferred Approach</p> <ul style="list-style-type: none"> • Option 3: Take a balanced approach to the identified spatial principles <p>Alternatives</p> <ul style="list-style-type: none"> • Option 1: Prioritise social and economic spatial principles • Option 2: Prioritise environmental spatial principles • Option 4: Prioritise viability and deliverability development
Spatial Distribution	Policy SS3	<p>Preferred Approach</p> <ul style="list-style-type: none"> • Option 1: Prioritise development within and/or as an extension to the urban area and through the provision of a single new settlement <p>Alternatives</p> <ul style="list-style-type: none"> • Option 2: Prioritise development within and/or as an extension to the urban area and through provision in the villages subject to levels of services • Option 3: Prioritise development within and/or as an extension to the urban area and through the provision of new settlements • Option 4: Prioritise development within and/or as an extension to the urban area along key sustainable transport corridors
Strategic Site Development Principles	Policy SS4	<p>Preferred Approach</p> <ul style="list-style-type: none"> • Option 2: Provide local level policy to guide Strategic Site development. <p>Alternatives</p> <ul style="list-style-type: none"> • Option 1: Rely on the National Planning Policy Framework to guide Strategic Site development.
The Role of York's Green Belt and Safeguarded Land	Policies SS5 and SS6	<p>Preferred Approach</p> <ul style="list-style-type: none"> • Option 1: Identify 'preserve the setting and special character of York' as the primary purpose of York's Green Belt. • Option 4: Identify sufficient development sites for the duration of the plan, safeguarding land to provide options for future consideration during the life time of the Green Belt. <p>Alternatives</p> <ul style="list-style-type: none"> • Option 2: Give equal weight to all Green Belt Purposes identified in NPPF. • Option 3: Identify sufficient development sites for the duration of the Green Belt.

4.3.14 A detailed appraisal of both the preferred options and reasonable alternatives is presented in **Appendix 6** on a policy by policy basis. A summary of the likely significant effects of the preferred combination of options (the preferred approach) is presented below.

Preferred Policy Approach

4.3.15 Broadly, the assessment has identified that those preferred options that comprise the spatial strategy would have a positive effect across many of the SA objectives but with those positive effects being significant in relation to housing (SA Objective 1), economy (SA Objective 4), equality and accessibility (SA Objective 5), biodiversity (SA Objective 8), land use (SA Objective 9), cultural heritage (SA Objective 14) and landscape (SA Objective 15).

4.3.16 The preferred approach would define the role and economic priorities of the York Sub Area and the spatial distribution of development (which seeks to enable development within and as an extension to the urban area and through the provision of a single new settlement) is expected to meet the overall housing and employment land requirements for the City of York over the plan period. In-turn, this spatial approach may improve the viability and vitality of

the City Centre, helping York fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region. As the spatial approach would deliver a large proportion of new housing and economic development in or within close proximity to the City's most deprived areas and is expected to enhance the viability of existing services and facilities and deliver new provision, it has also been assessed as having a significant positive effect on equality and accessibility. Specific policy coverage for the York Sub Area may also promote a more strategic, co-ordinated approach to the provision of green infrastructure and biodiversity enhancement.

- 4.3.17 In accordance with the purposes of the Green Belt set out in the NPPF and, further, the specific emphasis placed on the primary purpose of the York Green Belt as being to preserve the setting and special character of York, the preferred approach to defining the role of the Green Belt has been assessed as having a significant positive effect on land use (Objective 9), cultural heritage (Objective 14) and landscape (Objective 15).
- 4.3.18 None of the options that comprise the preferred spatial strategy have been assessed as having a significant negative effect on any of the SA objectives. The assessment has identified that whilst development of the scale envisaged at urban extensions and a new settlement is likely to provide opportunities to incorporate new green infrastructure and to enhance connectivity to existing assets, the preferred approach would result in the loss of substantial areas of greenfield land which could have both a direct (e.g. loss of habitat) and indirect (e.g. noise and emissions to air) impact on habitat and species in both the short term during construction and once development is complete. Development of greenfield sites may also restrict opportunities for people to access the natural environment. Policies within the Local Plan should therefore avoid development in locations that have high biodiversity or recreational value.
- 4.3.19 A range of further mitigation and enhancement measures have been identified to both offset any potential adverse effects and enhance positive effects. These are described in the detailed assessment matrices contained in **Appendix 6**.

Alternatives

- 4.3.20 Overall, none of the reasonable alternatives assessed as part of the SA were considered to perform better, in sustainability terms, than the preferred options that comprise the proposed spatial strategy.
- 4.3.21 Against the 'Factors which Shape Growth' theme, Option 2 (Prioritise environmental spatial principles) was assessed as performing better than the preferred option against the environmental SA objectives with significant positive effects identified in respect of biodiversity, water resources and cultural heritage (although the preferred option was not assessed as having a significant negative effect on these objectives). This reflects the emphasis of this alternative which would be to prioritise the protection and enhancement of York's built and natural environmental assets. However, an approach that prioritises the protection and enhancement of environmental assets could serve to restrict the quantum of new development to be provided and the ability of the Plan to meet housing needs and deliver economic growth, particularly taking into account the environmental constraints of the Plan area.
- 4.3.22 Spatial distribution Option 4 (Prioritise development within and/or as an extension to the urban area along key sustainable transport corridors) was assessed as having a significant positive effect on transport (SA Objective 6) as the approach was considered likely to help

ensure that new development is highly accessible. The preferred option was assessed as having a positive effect only on this objective. However, unlike the preferred option, Option 4 was assessed as having a negative effect on cultural heritage (Objective 14) and landscape (Objective 15) principally due to the potential for adverse impacts on the setting and special character of York (given the likelihood that this option would result in more linear forms of development).

York City Centre

4.3.23 This Plan component considers the approach to guiding sustainable development in York City Centre which has been identified as the economic, social and cultural heart of York. A total of two options for guiding development in the City Centre have been identified by the Council and subsequently appraised as part of this SA. These are listed in **Table 4.4**.

Table 4.4: York City Centre Preferred Option and Reasonable Alternative

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternative
York City Centre	Policy YCC1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Provide detailed local criteria and site allocations to guide development in York City Centre <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on NPPF to guide development in the City Centre.

4.3.24 A detailed appraisal of both the preferred option and reasonable alternative is presented in **Appendix 6** on a policy by policy basis. A summary of the likely significant effects of the preferred approach is presented below.

Preferred Policy Approach

4.3.25 The preferred policy approach would have positive and significant positive effects on a range of the SA objectives. Significant positive effects have been identified in respect of housing (SA Objective 1), education (SA Objective 4), transport (SA Objective 6), cultural heritage (SA Objective 14) and landscape (SA Objective 15). This principally reflects the expectation that detailed local criteria and site allocations to guide development in the City Centre would take full account of the local characteristics, constraints and opportunities to help ensure that new development meets housing need, contributes to growth of the economy, protects the environment and heritage of the City Centre, and helps the population of York to have good access to housing, jobs, goods and services and recreational facilities.

4.3.26 The preferred approach has not been assessed as having significant (or minor) negative effects on any of the SA objectives.

Rejected Alternative

4.3.27 The reasonable alternative would be to rely on the NPPF to guide development in the City Centre. Reflecting the principles of the NPPF, this approach was also assessed as having a positive effect across all of the SA objectives; however, no significant positive effects were identified during the assessment reflecting the fact that this approach would not deliver a

policy reflecting local circumstances. As a consequence, this alternative was not considered to perform better, in sustainability terms, than the preferred option.

York Central

4.3.28 York Central is a proposed Special Policy Area allocation to enable the creation of a new piece of the City with exemplar mixed development including a world class urban quarter. In total, three options have been identified by the Council to guide development in this area (see **Table 4.5**) and these have been considered and appraised as part of this SA.

4.3.29 The proposed York Central allocation has been subject to SA with the results presented in the Site Selection Technical Paper and summarised in **Section 4.4** of this report.

Table 4.5: York Central Preferred Option and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
York Central Special Policy Area	Policy YC1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: provide generic local criteria/site allocations to guide development, details to be deferred to lower tier of planning policy or planning application. <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on NPPF to guide development within York Central Option3: Provide detailed local criteria/site allocations to guide development in York Central.

4.3.30 A detailed appraisal of both the preferred option and reasonable alternatives is presented in **Appendix 6**. A summary of the likely significant effects of the preferred approach is presented below.

Preferred Policy Approach

4.3.31 The preferred policy approach would provide the overarching principles for the York Central site whilst also allowing detail to be delivered in response to local circumstances through a Supplementary Planning Document (SPD). This is likely to maximise long-term positive impacts on the social, environmental and economic objectives given that this approach can remain flexible but comprehensive and respond to changing circumstances on this site over its medium to long-term delivery timescale. In particular, the preferred approach is considered likely to have significant positive effects on land use (SA Objective 9), cultural heritage (SA Objective 14) and landscape (SA Objective 15), reflecting the potential for a criteria-based approach to encourage the redevelopment of brownfield land and conserve/enhance cultural heritage assets and the special character of York.

4.3.32 The preferred approach has not been assessed as having significant (or minor) negative effects on any of the SA objectives.

Alternatives

4.3.33 Of the Alternatives, the option to provide detailed criteria / site allocations was also considered to have a significant positive effect on the historic environment in that this option would be able to delineate heritage assets on the site and specify the key features to plan in,

something which was unlikely to change over the plan period. Although this option was considered to be beneficial in developing the site in the short-term, it was considered that it would generally lack a mechanism of responding to change and issues which may arise or influence the site's development. As such, this alternative was not considered to perform better, in sustainability terms, than the preferred option.

Economy

4.3.34 Section 8 of the Local Plan Preferred Options and Alternatives report deals with economic development and a series of options have been identified around five interrelated policy areas. These areas are listed in **Table 4.6** together with the corresponding preferred option(s) and reasonable alternative(s) appraised as part of this SA. A number of the factors that influence both the preferred policy option and the alternatives reflect a considerable body work including the York Economic Strategy, York Economic and Retailing Growth Analysis and Visioning Work, call for sites, the SHLAA and Employment Land Review. All the individual strategic sites and other proposed employment sites have been subject to SA, along with all alternatives with the results presented in the Site Selection Technical Paper and summarised in **Section 4.4** of this report.

Table 4.6: Economy Preferred Options and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Employment Growth	Policy EMP1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Scenario 2 – this represents a 'policy-on' scenario based on faster growth in the following sectors for York: advanced manufacturing, science and research, financial and professional services, and tourism and leisure – 16,169 additional jobs <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: The baseline scenario - this involves Oxford Economic Forecasting's assessment of global and national changes in the economy, applied to the York level – 14,471 additional jobs
Employment Sites	Policy EMP2	Proposed allocations have been appraised separately - see Section 4.4 .
Economic Growth in the Health and Social Care Sectors	Policy EMP3	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Provide generic local criteria to guide economic growth in the health and social care sectors <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on the National Planning Policy Framework (NPPF) to guide health and social care related employment growth Option 3: Provide detailed allocations for economic growth in health and social care sectors
Loss of Employment Land	Policy EMP4	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 3: Provide local level criteria to protect existing employment sites <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on NPPF to protect existing employment sites Option 2: Do not protect existing employment sites

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Business and Industrial Uses within Residential Areas	Policy EMP5	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Provide local level criteria to control business and industrial uses within residential areas <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on NPPF to control business and industrial uses within residential areas

4.3.35 A detailed appraisal of both the preferred options and reasonable alternatives is presented in **Appendix 2** on a policy by policy basis. A summary of the likely significant effects of the preferred combination of options (the preferred approach) is presented below.

Preferred Policy Approach

4.3.36 The assessment has identified that the preferred approach would have a positive effect on several SA objectives with those positive effects being significant in relation to education (SA Objective 3) and the economy (SA Objective 4).

4.3.37 The preferred policy approach would deliver an estimated 16,169 jobs over the plan period, facilitating faster growth in advanced manufacturing, science and research, financial and professional services, and tourism and leisure sectors. Allied with other elements of the approach, including the protection of existing employment land and providing criteria to facilitate growth in health and social care sectors, this is expected to support the realisation of the York Economic Strategy, helping the City fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region. As this option is also expected to maximise opportunities to complement or support the City's educational institutions e.g. by supporting the Science City Sector, significant positive effects were also identified in relation to education.

4.3.38 The preferred approach has not been assessed as having significant negative effects on any of the SA objectives. However, the assessment has identified that economic growth may have minor negative effects on objectives relating to, for example, climate change (SA Objective 7), water (SA Objective 10), waste and resource use (SA Objective 11) and air quality (SA Objective 12). This reflects the use of resources including energy (and associated emissions to air) and generation of waste during both the construction and operation of economic development and which is likely to be greater than adverse effects under the alternative option (which would provide 14,471 jobs), commensurate with the scale of growth. These adverse effects could be lessened through other policies that will ultimately comprise the Local Plan as well as through the appropriate location of development. In this context the assessment has identified that criteria and site allocations should ensure that economic development is in locations that:

Reduce the need to travel and/or encourage the use of sustainable modes of transport.

Avoid adverse impacts on the City's built and natural environmental assets.

Are appropriate for specific uses, avoiding adverse impacts on health.

Make best use of previously developed land.

Are accessible to areas of employment deprivation.

Alternatives

4.3.39 Overall, those options that comprise the preferred approach are considered to perform better, in sustainability terms, than the reasonable alternatives. In particular, this reflects the

reduced scale of economic growth envisaged under the baseline scenario option (Option 1) of 14,471 jobs. Whilst this may reduce adverse effects associated with new development, economic benefits would also be lessened and importantly constrained growth may impede the delivery of the vision of the York Economic Strategy.

- 4.3.40 It should be noted that in respect of the 'Economic Growth in the Health and Social Care Sectors' policy area the two Alternatives (Options 1 and 3) were assessed as having positive effects on equality and accessibility (SA Objective 5), transport (SA Objective 6) and several of the environmental objectives whilst the preferred approach (Option 2) was assessed as having an uncertain effect on these objective. This reflects the uncertainty with respect to whether generic local criteria would contain sufficient detail to ensure that economic growth in the health and social care sectors will not adversely impact upon the environment. It is therefore recommended that the preferred approach includes adequate environmental safeguards to protect the environment from any adverse impacts associated with growth in the healthcare and social care sectors.

Retail

- 4.3.41 Section 9 of the Local Plan Preferred Options and Alternatives report deals with retail and comprises four interrelated policy areas. These are listed in **Table 4.7** together with the corresponding preferred option(s) and reasonable alternative(s) identified by the Council and subsequently appraised as part of this SA. A number of factors that influence both the preferred policy option and the alternatives reflect a considerable body of work including the York Economic and Retailing Growth Analysis and Visioning Work, Retail Supporting Paper, and York Retail Study. All the proposed retail sites have been subject to SA, along with all alternatives with the results presented in the Site Selection Technical Paper and summarised in **Section 4.4** of this report.

Table 4.7: Retail Preferred Options and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Retail Hierarchy	Policy R1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 1: Retain existing retail centre hierarchy (City Centre, district and local centres) <p>Alternatives</p> <ul style="list-style-type: none"> Option 2: Review Retail hierarchy to include Monks Cross and Clifton Moor
Retail Centres: Issue 1 – Guiding Development	Policies R2, R3, and R4	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Provide local level policy to guide retail development in retail centres / out of town centres <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on NPPF policies to guide retail development

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Retail Centres: Issue 2 – Protection	Policies R2, R3, and R4	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Provide local level policy that protects retail centres' function, vitality and viability <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on NPPF policies to protect the vitality and viability of retail centres
Retail Centres: Issue 3 – Development of Out-Of-Centre Retail	Policy R4	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Provide local level policy that restricts development of out-of-town centre retail to small scale expansion (less than 200sq m) <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Provide local level policy that permits development of out-of-town centre retail if the development would not undermine the existing, committed or planned investment in centres within the retail hierarchy, the development cannot be accommodated (either in whole or disaggregated) to more sequentially preferable sites, a business case can be demonstrated for the provision of additional floorspace or the development would provide additional economic benefits to the City as a whole without undermining the role and function of the City Centre

4.3.42 A detailed appraisal of both the preferred options and reasonable alternatives is presented in **Appendix 6** on a policy by policy basis. A summary of the likely significant effects of the preferred combination of options (the preferred approach) is presented below.

Preferred Policy Approach

4.3.43 The preferred approach is considered likely to have significant positive effects on the economy (SA Objective 4) as well as positive effects on equality and accessibility (SA Objective 5), transport (SA Objective 6), land use (SA Objective 9), cultural heritage (SA Objective 14) and landscape (SA Objective 15).

4.3.44 Through the proposed retail hierarchy, this approach would ensure that the City Centre is the focus for retail, supporting its sub-regional role as well as reinforcing local centres/district centres to meet the needs of the local population. The role of York as a sub-regional centre would also be strengthened through local policy to guide retail development which, allied with policy provision to protect existing centres, would enable the needs of difference centres within the overall retail hierarchy to be addressed thereby enhancing their vitality and viability. This assessment has also revealed that the preferred approach would maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce.

4.3.45 The preferred policy approach has not been assessed as having significant (or minor) negative effects on any of the SA objectives.

Alternatives

4.3.46 None of the reasonable alternatives identified and assessed were considered to perform better than the preferred options against any of the SA objectives. With regard to the retail hierarchy in particular, although Option 2 (Review Retail hierarchy to include Monks Cross and Clifton Moor) would support York's retail offer, this approach could result in competition

between the City Centre and the two retail centres which may have a detrimental impact on the City Centre's vitality and viability.

Housing Growth and Distribution

4.3.47 The Local Plan Preferred Options and Alternatives report identifies a total of five broad policy areas relating to housing growth and distribution. These are listed in **Table 4.8** below together with corresponding preferred options and reasonable alternatives identified by the Council and subsequently appraised as part of this SA.

4.3.48 All the individual strategic sites and other proposed housing sites have been subject to SA, along with all alternatives with the results presented in the Site Selection Technical Paper and summarised in **Section 4.4** of this report.

Table 4.8: Housing Growth and Distribution Preferred Options and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Housing Growth	Policy H1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: 1090 dwellings per annum <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: 850 dwellings per annum Option 3: 1500 dwellings per annum Option 4: 2060 dwellings per annum
Housing Supply Buffer	Policy H1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 3: Housing target to incorporate 15% buffer <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Housing target to incorporate 5% buffer Option 2: Housing target to incorporate 10% buffer Option 4: Housing target to incorporate 20% buffer
Phasing and Delivery	Policy H3	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Provide local level policy to guide phasing of development, market led approach to be adopted <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on the National Planning Policy Framework policy to guide housing related development Option 3: Provide local level policy to guide phasing of development, hierarchy of development sites to be adopted (enabling least sustainable sites to be released later if required during review process) Option 4: Provide local level policy to guide phasing of development, development only once Strategic Site SPD adopted (enabling least sustainable sites to be released later if required during review process)
Housing Density Approach	Policy H4	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Housing density target varies by location <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Housing density target does not vary by location

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Housing Density Level and Location	Policy H4	<p>Preferred Approach</p> <ul style="list-style-type: none"> • Option 1: Housing density target of <40 dph • Option 2: Housing density target of 40-50 dph • Option 3: Housing density target of >50 dph <p>Alternatives</p> <ul style="list-style-type: none"> • No alternatives identified.

4.3.49 A detailed appraisal of both the preferred options and reasonable alternatives is presented in **Appendix 6** on a policy by policy basis. A summary of the likely significant effects of the preferred combination of options (the preferred approach) is presented below.

Preferred Policy Approach

4.3.50 The preferred policy approach has been assessed as having a positive effect across several SA objectives with a significant positive effect identified in respect of housing (SA Objective 1).

4.3.51 The preferred approach would deliver a total of 1090 dwellings per annum alongside a housing land supply buffer of 15% (equating to approximately 164 dwellings per annum) to help ensure that planned supply is achieved. This proposed requirement exceeds CLG household growth projections and would support forecasted employment growth (thus providing the choice for those who may take up new jobs to reside in York). The Local Plan evidence base indicates that this quantum of growth would support a moderate boost to affordable housing supply over the plan period, although the preferred approach would not meet the 790 dwelling per annum target for affordable housing set out in the North Yorkshire SHMA. Further, by adopting a market led approach to phasing, the preferred approach would enable sites to be released as the market requires them thus enabling the market to respond to local housing need.

4.3.52 The preferred approach has not been assessed as having significant negative effects on any of the SA objectives. However, the assessment identified the potential for housing growth to have minor negative effects on a range of objectives including health (SA Objective 2), climate change (SA Objective 7), water (SA Objective 10), waste and resource use (SA Objective 11) and air quality (SA Objective 12). This primarily reflects the use of resources required to support housing growth and generation of waste both during construction and once dwellings are occupied as well as the potential for increased traffic and congestion. Further negative effects were identified in respect of biodiversity (Objective 8), land use (Objective 9) and landscape (Objective 15) due to the potential pressure that is likely to be placed on the City's environmental assets by housing growth. These effects could be lessened through other policies that ultimately comprise the Local Plan as well as through the appropriate location of development. In this respect, the assessment has identified that criteria and site allocations should ensure that new housing development is directed to locations that:

Reduce the need to travel and/or encourage the use of sustainable modes of transport.

Avoid adverse impacts on the City's built and natural environmental assets.

Avoid locations that could exacerbate existing health issues (e.g. AQMAs).

Make best use of previously developed land.

Incorporate service provision where possible.

- 4.3.53 The assessment has also revealed that adopting a phasing approach that enables the market to respond to local housing need may mean that the least sustainable sites come forward for development in the short to medium term, resulting in a negative effect on relevant environmental, and some social, objectives. The Council could therefore qualify in its Local Plan policy wording that development which could have a negative effect on the local population or environment will need to be fully mitigated or compensated in order for that permission to be granted in advance of other sites coming forward.
- 4.3.54 With specific regard to density, the requirement for higher density housing targets in the City Centre could result in high rise housing development that would adversely impact on York's historic environment. Though 80-100 dph does not equate to high rise development, the Council should qualify in its Local Plan that high rise would not be an acceptable type of development.

Alternatives

- 4.3.53 On balance, those options that comprise the preferred approach are considered to perform better, in sustainability terms, than the reasonable alternatives. Alternatives seeking higher levels of housing growth may further enhance positive effects on the socio-economic SA objectives and in this respect Option 4 (2060 dwellings per annum) was assessed as having a significant positive effect on the economy (SA Objective 4) and equality and accessibility (SA Objective 5) whilst the preferred approach was assessed as having a positive effect on these objectives. This reflects in particular the potential for Option 4 to meet the affordable housing target of 790 affordable dwellings including both the backlog and newly arising need. However, this option was also assessed as having a significant negative effect on the majority of the environmental SA objectives as well as on health (SA Objective 3) and transport (SA Objective 6) due to the anticipated level of resource use required to support housing growth under this option, the potential for increased traffic and congestion and the substantial pressure that this level of growth is likely to place on the City's built and natural environmental assets.
- 4.3.54 Conversely, a lower volume of housing growth (850 dwellings per annum under Option 1), would potentially reduce adverse effects relative to the preferred approach. However, this option would not be aligned with forecast economic growth and in consequence would not provide the choice of housing for the working population to live in York.

Aiding Choice in the Housing Market

- 4.3.55 The Local Plan Preferred Options and Alternatives report identifies six broad policy areas relating to aiding choice in the housing market. These are listed in **Table 4.9** below together with corresponding preferred options and reasonable alternatives identified by the Council and subsequently appraised as part of this SA.
- 4.3.56 A number of the factors that influence both the selection of the preferred policy option and the alternatives reflect a considerable body work including: the Gypsy, Travellers and Showpeople Accommodation Needs Supporting Paper (2013); the Draft Controlling the Concentration of Houses in Multiple Occupation Supplementary Planning Document (2012); the Strategic Housing Land Availability Assessment: Final Report (2011); the Houses in Multiple Occupation Technical Paper (2011); the North Yorkshire Accommodation Requirements of Showmen (2009); and the North Yorkshire Gypsy and Traveller Accommodation Assessment (2008).

Table 4.9: Aiding Choice in the Housing Market Preferred Options and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Housing Mix	Policy ACHM1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 3: Provide local level policy to ensure appropriate housing mix provision <p>Alternatives</p> <ul style="list-style-type: none"> Option 1. Do not specify any housing mix and enable the market to determine the housing requirement Option 2. Rely on National Planning Policy Framework (NPPF) to ensure appropriate housing mix provision
Housing Mix Targets	Policy ACHM2	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Provide 70% of development to be houses (30% flats) <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Provide >70% of development to be houses (>30% flats) Option 3: Provide <70% of development to be houses (<30% flats)
Gypsy, Traveller and Showpeople Allocations	Policy ACHM3	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Specify gypsy, traveller and showpeople accommodation provision requirements over the Local Plan period <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Do not specify gypsy, traveller and showpeople accommodation provision requirements over the Local Plan period
Sites for Gypsy, Traveller and Showpeople	Policy ACHM4	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Provide generic local criteria to guide gypsy and traveller pitch provision <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on NPPF to guide gypsy and traveller pitch provision Option 3: Provide detailed local criteria to guide gypsy and traveller pitch provision
Student Accommodation	Policy ACHM5	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 3: Local policy to guide development of student accommodation towards campus locations <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Restrict all new student accommodation Option 2: Rely on NPPF to guide location of student accommodation provision
Houses in Multiple Occupation	Policy ACHM6	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 3: Provide detailed local criteria to guide location and concentration of HMOs <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on NPPF to guide the location and concentration of HMOs Option 2: Provide generic local criteria to guide location and concentration of HMOs

4.3.57 A detailed appraisal of both the preferred options and reasonable alternatives is presented in **Appendix 6** on a policy by policy basis. A summary of the likely significant effects of the preferred combination of options (the preferred approach) is presented below.

Preferred Policy Approach

- 4.3.58 The preferred policy approach has been assessed as having positive effects across several SA objectives with those effects being assessed as significant in relation to housing (SA Objective 1), health (SA Objective 2), education (SA Objective 3), equality and accessibility (SA Objective 5), transport (SA Objective 6) and flood risk (SA Objective 13).
- 4.3.58 The preferred policy approach would help to guide housing mixes which reflect local circumstances and needs, whilst recognising the needs of specific sectors of the population and responding to these accordingly. The evidence base identifies an increasingly complex housing market spatially and sectorally which demands policy which can respond positively and flexibly to evolving needs. For example, the York and North Yorkshire SMHA identified the need for 2, 3 and 4 bedroom dwellings across the City, particularly in the suburban area, alongside an affordable housing need over the next 5 years of 790 dwelling per annum across a range of tenure options. This approach would allow the Local Plan to set local requirement in meeting this overall need and mix.
- 4.3.59 With specific regard to gypsy, travellers and showpeople, the evidence base shows that there is a shortfall of accommodation for these groups with a need over the duration of the Plan for 63 gypsy and traveller pitches and 21 plots for showpeople. In specifying accommodation provision requirements over the Local Plan period and including policy to guide provision, the approach would help meet this need, in accordance with the Government's 'Planning Policy for Traveller Sites'.
- 4.3.60 Local level policy is also likely to support the continued success of the City's universities by helping to meet student accommodation needs and delivering this development in close proximity to campuses. This in-turn may generate benefits in respect of the reduced need to travel.
- 4.3.61 The preferred approach has not been assessed as having any significant negative effects on any of the SA objectives.

Alternatives

- 4.3.62 Overall, the options that comprise the preferred policy approach outperform the Alternatives, with only two instances of a rejected alternative having a significant positive effect: Sites for Gypsy, Traveller and Showpeople against SA Objectives 14 and 15 (dealing with heritage) where generic policy criteria might compromise these objectives compared to specific criteria, although the effect is still positive.

Affordable Housing

- 4.3.63 There are a total of four broad policy areas relating to affordable housing. These are listed in **Table 4.10** below together with corresponding preferred options and reasonable alternatives identified by the Council and subsequently appraised as part of this SA. A number of the factors that influence both the selection of preferred policy options and the alternatives reflect a considerable body work including: the North Yorkshire Strategic Housing Market Assessment (2011); the City of York Affordable Housing Viability Study (2010) and Annex 1 (2011); and the Strategic Housing Market Assessment (2007).

Table 4.10: Affordable Housing Preferred Options and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Affordable Housing Target	Policy AH1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 4: Provide local level policy with annual dynamic affordable housing targets <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Do not specify any affordable housing target and enable the market to determine it. Option 2: Rely on the NPPF to ensure appropriate affordable housing provision Option 3: Provide local level policy with overall affordable housing targets for the duration of the Local Plan
Overall Housing Targets	Policy AH1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 4: Provide local level policy with annual dynamic affordable housing targets <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Do not specify any affordable housing target and enable the market to determine provision Option 2: Rely on NPPF to ensure appropriate affordable housing provision Option 3: Provide local level policy with overall housing targets for the duration of the Local Plan
Varying Affordable Housing Targets	Policy AH1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Affordable housing target varies by location/development type <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Affordable housing target does not vary by location/development type
Affordable Housing Requirements	Policy AH1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 4: Require residential schemes of 2 or more dwellings to contribute to the affordable housing target with viability determining whether provision is on or off-site <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Require all new development to contribute to affordable housing targets on-site Option 2: Require all new developments to contribute to affordable housing off-site Option 3: Require only major development to contribute to affordable housing target on-site

4.3.64 A detailed appraisal of both the preferred options and reasonable alternatives is presented in **Appendix 6** on a policy by policy basis. A summary of the likely significant effects of the preferred combination of options (the preferred approach) is presented below.

Preferred Policy Approach

4.3.65 The preferred policy approach has been assessed as having positive effects across several SA objectives with those effects being significant in relation to housing (SA Objective 1), the economy (SA Objective 4) and equality and accessibility (SA Objective 5).

4.3.66 As highlighted above, the North Yorkshire SHMA indicates that York will be required to provide for a net annual affordable housing need of approximately 790 dwellings per annum over the next five years (2011 – 2016) in order to clear the existing waiting list backlog and meet future

arising need. Moreover, York is known to have locations where barriers to housing are registered as within the top 20% deprived in the country. The assessment has revealed that those options which comprise the preferred approach would help to maximise the delivery of affordable housing through progressing an annual dynamic target that enables provision to respond to wider economic conditions (thereby maximising the viability of sites and ensuring a continuous delivery of housing) and by varying targets commensurate with viability. In varying targets by location, this approach may also help to ensure that affordable housing provision meets identified need including in the City's most deprived areas.

- 4.3.67 The preferred approach has not been assessed as having any significant (or minor) negative effects on any of the SA objectives.

Alternatives

- 4.3.68 The options that comprise the preferred policy approach perform equally or better than the Alternatives against all of the SA objectives and particularly compared to options that would not specify targets for delivery, which have been assessed as having a significant negative effect on equality and accessibility (SA Objective 5). With specific regard to affordable housing requirements, those options that would require all new development to contribute to affordable housing provision either on or off site (Options 1 and 2) may increase affordable housing provision relative to the preferred approach (which requires residential schemes of 2 or more dwellings to contribute to the affordable housing target). However, this requirement may affect viability and in-turn could compromise deliverability and the ability of the Plan to meet overall housing need.

Community Facilities

- 4.3.69 This element of the Plan relates to community facility provision including built sports facilities, childcare provision, healthcare and emergency services. Options have been identified across three broad policy areas which are highlighted in **Table 4.11**.

Table 4.11: Community Facilities Preferred Options and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Required Contributions	Policy CF1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 1: Require all new developments to contribute to community facilities/health provision, on or off site <p>Alternatives</p> <ul style="list-style-type: none"> Option 2: Require only major developments to contribute to community facilities/health provision on or off-site

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Provision and Accessibility	Policies CF1, CF2, CF3, CF4	<p>Preferred Approach</p> <ul style="list-style-type: none"> • Option 2: Provide generic local criteria to guide community facilities/health provision and accessibility in relation to new development – the preferred approach in relation to general community facilities • Option 3: Provide detailed local criteria to guide community facilities/health provision and accessibility in relation to new development – the preferred approach in relation to sport, childcare and health <p>Alternatives</p> <ul style="list-style-type: none"> • Option 1: Rely on National Planning Policy Framework (NPPF) to guide community facilities/health provision and accessibility in relation to new development
Protection of Existing Community Facilities	Policies CF1, CF2, CF3, CF4	<p>Preferred Approach</p> <ul style="list-style-type: none"> • Option 3: Provide local level policy to protect existing community facilities and access to them <p>Alternatives</p> <ul style="list-style-type: none"> • Option 1: Do not protect existing community facilities from non-community uses if the market requires them • Option 2: Rely on NPPF policies to protect existing community facilities and access to them

4.3.70 A detailed appraisal of both the preferred options and reasonable alternatives is presented in **Appendix 6** on a policy by policy basis. A summary of the likely significant effects of the preferred combination of options (the preferred approach) is presented below.

Preferred Policy Approach

4.3.71 The preferred policy approach has been assessed as having a positive effect across several SA objectives with those effects being significant in respect of health (SA Objective 2) and equality and accessibility (SA Objective 5). This principally reflects the potential for this approach to maximise the provision of new services and facilities by requiring contributions from all development to meet newly arising need which, allied with local criteria to guide the location of community facilities, would help enhance accessibility for both existing and prospective residents. Further, in respect of the protection of existing facilities, it is considered that local level policy would enable a robust policy stance to protecting existing community facilities, maintaining accessibility.

4.3.72 The preferred approach has not been assessed as having significant (or minor) negative effects on any of the SA objectives.

Alternatives

4.3.73 None of the reasonable alternatives identified and assessed as part of this SA were considered to perform better than the preferred approach against any of the SA objectives. For example, in respect of required contributions it is anticipated that whilst Option 2 (Require only major developments to contribute to community facilities/health provision on or off-site) would also have positive effects across a number of SA objectives, the approach would result in lower levels of new provision which could both reduce accessibility and serve to increase pressure on existing facilities (due to the cumulative impacts of increased pressure on facilities from smaller scale developments). It should also be noted that a number of significant negative

effects were identified in respect of Option 2 under the protection of existing community facilities policy area given the potential for the loss of services and facilities under this option.

Education, Skills and Training

4.3.74 The Local Plan Preferred Options and Alternatives report identifies a total of three broad policy areas relating to educational facility development, accessibility and training. These are listed in **Table 4.12** below together with corresponding preferred options and reasonable alternatives identified by the Council and subsequently appraised as part of this SA.

Table 4.12: Education, Skills and Training Preferred Options and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Education Facilities	Policies EST1, EST2 and EST3	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 3: Local policy to guide development of education facilities <p>Alternatives</p> <ul style="list-style-type: none"> Option 2: Rely on the National Planning Policy Framework (NPPF) to guide location of education facilities
Education Accessibility	Policies EST1 and EST4	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Provide generic local criteria to guide education provision and accessibility in relation to new development <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on NPPF to guide education provision and accessibility in relation to new development Option 3: Provide detailed local criteria to guide education provision and accessibility in relation to new development
Skills and Training Contributions	Policy EST4	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Require only development with construction costs of over £1m or more to provide skills and training, on or off site <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Require all new developments to contribute to skills and training provision, on or off site

4.3.75 A detailed appraisal of both the preferred options and reasonable alternatives is presented in **Appendix 6** on a policy by policy basis. A summary of the likely significant effects of the preferred combination of options (the preferred approach) is presented below.

Preferred Policy Approach

4.3.76 The preferred policy approach has been assessed as having a positive effect across several SA objectives with those effects being significant in respect of health (SA Objective 2), education (SA Objective 3), economy (SA Objective 4) and equality and accessibility (SA Objective 5).

4.3.77 The preferred policy approach would provide local level policy to guide new education, skills and training provision thereby helping to ensure that local needs are met and accessibility to facilities for both existing and prospective residents is maintained and enhanced. The Local Plan evidence base shows that higher educational attainment and skills within York has helped to minimise the impacts of the economic downturn. In this context, the delivery of

educational facilities allied with a requirement for major development schemes to provide skills and training on/off site is likely to support wider economic growth, without undermining the viability of new development.

- 4.3.78 Indirectly, the preferred policy approach is expected to help encourage walking and cycling (by ensuring that new educational development is accessible) which may generate health benefits for the local population. Further, there is an opportunity to make playing fields and facilities at educational institutions available to the public thereby helping to increase access to leisure and recreation opportunities and encourage healthy lifestyles.
- 4.3.79 The preferred approach has not been assessed as having significant (or minor) negative effects on any of the SA objectives.

Alternatives

- 4.3.80 Overall, the preferred approach is considered to out-perform, in sustainability terms, the reasonable alternatives and none of the Alternatives were assessed as performing better than the preferred approach against any of the SA objectives. With specific regard to skills and training contributions, whilst the alternative approach (Option 1) (which would require all development to contribute to skills and training provision) could perform better than the preferred option (which requires only development with construction costs of over £1m or more to provide skills and training), it is considered likely that this alternative may result in viability issues on smaller sites, hindering delivery.

Universities

- 4.3.81 **Table 4.13** below identifies the preferred option and alternatives in respect of university development that have been identified by the Council and subsequently appraised as part of this SA. A number of the factors that influence the selection of both preferred policy option and the alternatives reflect a considerable body work including: the York St. John University Strategy for Sport 2012- 2015 (2012); the York St. John University: Our Strategy 2012-2015 (2012); Heslington East Outline Planning Consent, as implemented; Development Brief: Heslington East University of York Campus (2004); and University of York Heslington Campus Development Brief for Future Expansion (1999).

Table 4.13: Universities Preferred Option and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Form and Location of University Development	Policies U1 – U5	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 3: Provide detailed local criteria to guide form and location of university development <p>Alternatives</p> <ul style="list-style-type: none"> Option 1. Rely on National Planning Policy Framework policies to guide form and location of university development Option 2. Provide generic local criteria to guide form and location of university development

- 4.3.81 A detailed appraisal of both the preferred option and reasonable alternatives is presented in **Appendix 6**. A summary of the likely significant effects of the preferred approach is presented below.

Preferred Policy Approach

- 4.3.82 The preferred policy approach has been assessed as having a positive effect across several SA objectives with those effects being significant in respect education (SA Objective 3).
- 4.3.83 Detailed policy provision to guide the form and location of university development is expected to support the overall educational needs of students and the universities. This is particularly pertinent given that York University is one of the leading higher education institutions in the county and in view of the importance of higher education establishments to the economic success of the City.
- 4.3.84 The provision of local criteria is also expected to generate wider benefits in respect of the environmental SA objectives (although not to a level considered to be significant) for example, by ensuring that new development is accessible and does not adversely affect the City's special character.
- 4.3.85 The preferred approach has not been assessed as having significant (or minor) negative effects on any of the SA objectives.

Alternatives

- 4.3.86 Overall, the preferred approach is considered to out-perform, in sustainability terms, the reasonable alternatives and none of the Alternatives were assessed as performing better than the preferred approach against any of the SA objectives.

Design and Historic Environment

- 4.3.87 A total of five options have been identified in respect of the approach to preserving, protecting and enhancing the historic environment. These are highlighted in **Table 4.14**.

Table 4.14: Design and Historic Environment Preferred Option and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Approach to Design and the Historic Environment	Policies DHE1, DHE2, DHE3, DHE4, DHE5, DHE6, DHE7, DHE8, DHE9, DHE10, DHE11, DHE12, DHE13, DHE14 and DHE15	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 5: Provide local policy to guide new development in relation to designated and non-designated heritage resources. <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Restrict all new development affecting heritage designations Option 2: Restrict all new development affecting designated and non-designated heritage resources Option 3: rely on NPPF to guide development in relation to heritage designations / resources Option 4: Provide local policy to guide new development in relation to only heritage designations.

- 4.3.88 A detailed appraisal of both the preferred option and reasonable alternatives is presented in **Appendix 6**. A summary of the likely significant effects of the preferred approach is presented below.

Preferred Policy Approach

- 4.3.89 It is assumed that the preferred policy approach would seek to restrict development that would affect designated and non-designated heritage assets. As such, the preferred approach would have significant positive effects on SA Objective 14 (Cultural Heritage) and SA Objective 15 (Landscape). This reflects the concentration of designated heritage assets in the City that need to be conserved to ensure the special character and setting of York is preserved, whilst also allowing for development that meets the needs of York's population.
- 4.3.90 The preferred approach has not been assessed as having significant (or minor) negative effects on any of the SA objectives. Design and historic environment policies should consider how the use of sustainable design and building materials or renewable energy sources to deliver environmental benefit could relate to the conservation of heritage assets in York. Furthermore, they should consider the safety and security of residents in promoting high quality design.

Alternatives

- 4.3.91 For all the Alternatives, there are positive effects in relation to the protection of the historic environment (SA Objective 14) and landscape (SA Objective 15) of York; the exception being Option 2 which is identified as having significant positive effects on SA Objectives 14 and 15 in that this option also seeks to protect non-designated heritage assets by restricting all new development. Nevertheless, this option would restrict all new development and would not deliver a policy reflecting local circumstances. Consequently, this alternative was not considered to perform better, in sustainability terms, than the preferred option.

Green Infrastructure

- 4.3.92 In the context of the Local Plan, green infrastructure is taken to include biodiversity, trees, open space, green corridors and access to nature. A total of four policy areas have been identified for which options have been assessed. These are presented in **Table 4.15**.

Table 4.15: Green Infrastructure Preferred Options and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Biodiversity	Policies GI1, GI2, GI6 and GI7	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 4: Provide local policy to guide new development in relation to all biodiversity/ geodiversity/ landscape resources <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on the NPPF to guide development in relation to biodiversity/ geodiversity/ landscape resources Option 2: Provide local policy to guide new development in relation to only statutory biodiversity/ geodiversity / landscape designations Option 3: Provide local level policy to guide new development in relation to only statutory and non-statutory biodiversity/ geodiversity/ landscape designations
Green Infrastructure	Policies GI1, GI4, GI6	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Give greater protection to functional Green Infrastructure (recreational space / allotments / green corridors) <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Protect all Green Infrastructure to the same level irrespective of its functions

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Open Space	Policies GI1, GI4, GI6 and GI7	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 3: Provide local level policy to protect existing recreational open space/ green infrastructure and access to it <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Do not protect existing recreational open space Option 2: Rely on NPPF policies to protect existing recreational open space/green infrastructure and access to it
New Open Space	Policies GI1, GI5, GI6 and GI7	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Require only major development (strategic sites >5ha) to incorporate on-site Open space provision Option 4: Require only major development (strategic sites >5ha) to contribute to off-site Open Space provision <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Require all new developments to incorporate on-site Open space provision Option 3: Require all new development to contribute to off-site Open Space provision Option 5: Require only sites <5ha to contribute off-site openspace provision

4.3.93 A detailed appraisal of both the preferred options and reasonable alternatives is presented in **Appendix 6** on a policy by policy basis. A summary of the likely significant effects of the preferred combination of options (the preferred approach) is presented below.

Preferred Policy Approach

- 4.3.94 The range of options that comprise the preferred policy approach is expected to have significant positive effects on several SA objectives including health (SA Objective 2), equality and accessibility (SA Objective 5), transport (SA Objective 5), climate change (SA Objective 7), biodiversity (SA Objective 8), land use (SA Objective 9), flood risk (SA Objective 13), cultural heritage (SA Objective 14) and landscape (SA Objective 15).
- 4.3.95 The preferred approach is expected to help protect and enhance the City's existing green infrastructure assets including all biodiversity resources, areas of landscape value and open space. By prioritising the protection of functional green infrastructure, the approach would also help to conserve and enhance York's special character and landscape and may encourage the best use of land. Green infrastructure in York has an important flood water storage role. Protecting these sites as a priority would therefore help to mitigate flood risk in the future.
- 4.3.96 Through the protection of biodiversity assets, giving greater priority to functional green infrastructure and policy provision to protect existing open space, the preferred approach would help promote healthier lifestyles amongst both existing and prospective residents. Allied to this, the preferred approach would also require major development to provide open space provision on/off site thereby helping to ensure that newly arising need for open space is met.
- 4.3.97 The preferred approach has not been assessed as having any significant negative effects on the SA objectives.

Alternatives

4.3.98 Overall, the options that comprise the preferred approach were considered to perform better, in sustainability terms, than the Alternatives. The only policy area where an alternative was considered to perform better against some of the SA objectives was in relation to new open space provision. Here, Option 1 was assessed as having a significant positive effect on transport (SA Objective 6), cultural heritage (SA Objective 14) and landscape (SA Objective 15) whilst the preferred approach was assessed as having a minor positive effect on these objectives. This reflects the anticipated increase in locally accessible open space under this alternative relative to the preferred approach as all new development would be required to incorporate on-site open space provision. However, the assessment highlighted that this approach could undermine the viability of some, particularly smaller, sites which could compromise the ability of the Plan to realise its aspirations for growth.

Green Belt

4.3.99 This Plan component considers the approach to development in the Green Belt in general terms as well as distinguishing between 'exception sites' and major developed sites. The options for each of the three policy areas identified by the Council have been considered and appraised as part of this SA. These are presented in **Table 4.16**.

Table 4.16: Green Belt Preferred Options and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Approach to Development in the Green Belt	Policy GB1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Provide local policy to guide new development or building reuse in the Green Belt <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on NPPF to guide development in the Green Belt
Approach to Exception Sites in the Green Belt	Policy GB2	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 3: Provide local criteria for infill / exception sites in the Green Belt <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Do not permit exception sites for affordable housing in the Green Belt Option 2: Remove existing settlements from the Green Belt to enable infill / exception sites.
Approach to Major Developed Sites in the Green Belt	Policy GB5	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 3: Provide local criteria for major developed sites in the Green Belt <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Do not permit major developed sites in the Green Belt Option 2: remove existing major developed sites from the Green Belt to enable infill Option 4: require the minimum built threshold for major developed sites to be less than 3000sq.m

4.3.100 A detailed appraisal of both the preferred options and reasonable alternatives is presented in **Appendix 6** on a policy by policy basis. A summary of the likely significant effects of the preferred combination of options (the preferred approach) is presented below.

Preferred Policy Approach

4.3.101 Overall, the preferred policy approach is considered to have a positive effect across all the relevant economic, social and environmental SA objectives. In particular, the preferred approach to development in the Green Belt is considered to have a significant positive effect on the cultural heritage and landscape SA objectives (SA Objectives 14 and 15) in that it would seek to restrict inappropriate development in the Green Belt but provide greater clarity on those very special circumstances under which it would be permitted with specific reference to preserving the setting and special character of York. With respect to the preferred approach to exception sites in the Green Belt, it is assumed that local criteria would permit infill/exception sites for housing and employment development that meets local need as well as development related to waste and water, whilst not compromising the overall purpose of York's Green Belt, i.e. to preserve the setting and special character of York. Lastly, the preferred approach to major developed sites in the Green Belt assumes that local criteria would permit infill on land within major developed sites, whilst not compromising the overall purpose of York's Green Belt.

4.3.102 The preferred approach has not been assessed as having any significant (or minor) negative effects on any of the SA objectives.

Alternatives

4.3.103 Some of the alternative options in terms of exception (Option 1) and major developed sites in the Green Belt (Option 1) were assessed as having a significant positive effect on the cultural heritage and landscape SA objectives (the respective preferred options were assessed as having a minor positive effect on these objectives) as these alternatives would prevent any development within the Green Belt. However, these alternatives would serve to constrain growth, undermining the ability of the Plan to meet the needs of the population. On balance, the alternatives were not considered to perform better in, sustainability terms, than the preferred approach.

Flood Risk Management

4.3.104 The proposed Local Plan approach to managing flood risk comprises two main policy areas. These areas are listed in **Table 4.17** together with the corresponding preferred options and reasonable alternatives identified by the Council and subsequently appraised as part of this SA.

Table 4.17: Flood Risk Management Preferred Options and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Approach to New Development	Policy FR1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 4: Provide local policy to guide development in the floodplain <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Restrict all new development in the floodplain Option 2: Restrict all new development on greenfield sites in the floodplain Option 3: Rely on NPPF to guide development in the floodplain

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Flood Mitigation Measures	Policies FR2 and FR3	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Require all new development to adopt specified flood mitigation/surface water drainage/groundwater protection measures <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on NPPF to guide flood mitigation/surface water drainage/groundwater protection measures Option 3: Require all new development to contribute to long term climate change adaptation measures

4.3.105 A detailed appraisal of both the preferred options and reasonable alternatives is presented in **Appendix 6** on a policy by policy basis. A summary of the likely significant effects of the preferred combination of options (the preferred approach) is presented below.

Preferred Policy Approach

4.3.106 The preferred policy approach would have positive effects across several of the SA objectives with significant positive effects identified in respect of SA Objective 13 (Flood Risk). It is assumed that the preferred approach would seek to restrict development in the floodplain which, alongside requiring all new development to adopt specific measures to mitigate flooding, would serve to minimise flood risk to both existing and new development in the City.

4.3.107 None of the options that comprise the preferred approach to flood risk management have been assessed as having a significant (or minor) negative effect on any of the SA objectives.

Alternatives

4.3.108 The performance of the Alternatives was assessed as being very similar to the preferred option and none were considered to perform better in sustainability terms.

Climate Change

4.3.109 The proposed Local Plan approach to addressing Climate Change comprises two policy areas. These areas are listed in **Table 4.18** together with the corresponding preferred options and reasonable alternatives identified by the Council and subsequently appraised as part of this SA.

4.3.110 The preferred policy options and alternatives have taken account of a number of key local documents including York Climate Change Framework and Action Plan as well as evidence base work including carbon modelling, the Renewable Energy Strategic Viability Study for York and Low Carbon and Renewable Energy Capacity in Yorkshire and Humber Study.

Table 4.18: Climate Change Preferred Options and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Renewable and Low Carbon Energy Generation	Policy CC1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 3: Provide generic local criteria/locations to guide for renewable and low carbon energy development <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Restrict renewable and low carbon energy development Option 2: Rely on NPPF to guide renewable and low carbon energy development Option 4: Provide detailed local criteria/identify sites to guide renewable and low carbon energy development
Code for Sustainable Homes	Policy CC2	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Set targets at CSH Level 4 or equivalent, higher standards may not be achieved unless developer led <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Set targets at CSH Level 1-3 or equivalent (do nothing option) Option 3: Set targets at CSH Level 5-6 or equivalent (zero carbon option) Option 4: Set targets at CSH Level 5-6 or equivalent for only major developments
Building Regulations and Carbon Savings	Policy CC2	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 1: Rely on 2010 Building Regulations for carbon savings (until proposed 2013 Building Regulations are implemented) <p>Alternatives</p> <ul style="list-style-type: none"> Option 2: Require that major development achieves an additional 10% reduction in excess of building regulations. Option 3: Require that all development achieves an additional 10% reduction in excess of building regulations

4.3.111 A detailed appraisal of both the preferred options and reasonable alternatives is presented in **Appendix 6** on a policy by policy basis. A summary of the likely significant effects of the preferred combination of options (the preferred approach) is presented below.

Preferred Policy Approach

4.3.112 No significant positive effects were identified for any of the preferred options listed in **Table 4.18**. However, the options were assessed as having positive effects across the majority of the SA objectives which principally reflects the expectation that the preferred approach would both encourage the provision of renewable energy and low carbon energy development and help deliver energy efficient/low carbon, sustainably constructed homes and business premises. This in-turn may help to reduce emissions to air, minimise resource use, create employment and training opportunities within the renewables sector and help to alleviate climate change impacts.

4.3.113 None of the options that comprise the preferred approach have been assessed as having a significant (or minor) negative effect on any of the SA objectives.

Alternatives

4.3.114 In general, the reasonable alternatives assessed were considered to perform similar to, or worse than, the preferred approach. The exception is in relation to renewable and low carbon energy development where Option 2 (Rely on NPPF to guide renewable and low carbon energy development) was assessed as having a positive effect on biodiversity (SA Objective 8), cultural heritage (SA Objective 14) and landscape (SA Objective 15), reflecting the requirements of the NPPF to ensure that adverse impacts associated with renewable and low carbon energy development are, or can be made, acceptable. Effects associated with the preferred option on these objectives were considered to be uncertain at this stage. This reflects the uncertainty in respect of the extent to which generic local criteria/locations to guide renewable and low carbon energy development would include sufficient protection for York's natural and built environment. In order to avoid any potentially adverse effects from renewable and low carbon energy development, it is therefore recommended that generic local criteria includes appropriate safeguards for the environment.

Environmental Protection

4.3.115 This Plan component considers the approach to environmental protection. In total three options have been identified by the Council (see **Table 4.19**) and these have been considered and appraised as part of this SA.

Table 4.19: Environmental Protection Preferred Option and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Environmental Protection	Policies EP1, EP2, and EP3	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Provide city-wide generic criteria in relation to environmental protection. <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on NPPF to provide environmental protection. Option 3: Provide detailed, locationally specific criteria (such as AQMAs) in relation to environmental protection.

4.3.116 A detailed appraisal of both the preferred option and reasonable alternatives is presented in **Appendix 6**. A summary of the likely significant effects of the preferred approach is presented below.

Preferred Policy Approach

4.3.117 The preferred approach has been assessed as having significant positive effects on health (SA Objective 2) and land use (SA Objective 9) as well as positive effects in relation to climate change (SA Objective 7), water (SA Objective 10), air quality (SA Objective 12) and cultural heritage (SA Objective 14). It provides a flexible approach to managing environmental quality issues, is considered to offer the most positive long-term approach given that it is able to respond to changing environmental circumstances, and allows for up-to-date information to be used to inform development and management of environmental issues more accurately throughout the plan period.

4.3.118 The preferred approach has not been assessed as having significant (or minor) negative effects on any of the SA objectives.

Alternatives

4.3.119 Although the Alternatives were also considered to have positive effects on a range of SA objectives, it was considered that these effects would not be reflected in the long-term. Consequently, on the whole they were not considered to perform better, in sustainability terms, than the preferred option.

Waste and Minerals

4.3.120 This Plan component considers the approach to sustainable waste management and the safeguarding of minerals resources. In total, four options have been identified by the Council (see **Table 4.20**) and these have been considered and appraised as part of this SA.

Table 4.20: Waste and Minerals Preferred Option and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Waste and Minerals	Policies WM1 and WM2	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 3: Provide high-level local criteria to guide waste and minerals development (defer details to Joint Local Plan). <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Restrict waste development and/or minerals extraction. Option 2: Rely on NPPF to guide waste and minerals development. Option 4: Provide detailed local criteria/identify sites to guide waste and minerals development.

4.3.121 A detailed appraisal of both the preferred option and reasonable alternatives is presented in **Appendix 6**. A summary of the likely significant effects of the preferred approach is presented below.

Preferred Policy Approach

4.3.122 The preferred policy approach has been assessed as having a positive effect on the majority of the SA objectives although no effects were considered to be significant.

4.2.123 The preferred approach would seek to provide high-level local criteria to guide waste and minerals development, the details of which would be deferred to the Joint Waste and Minerals Local Plan with North Yorkshire. This approach is expected to support the sustainable management of waste at the sub-regional level, in accordance with the waste hierarchy (e.g. by ensuring that there is a suitable range of facilities to manage waste arisings) and the proximity principle (by encouraging the management of waste where it arises). The approach would also safeguard minerals resources where appropriate. This approach should maximise benefits to the economy both in terms of identifying economically viable mineral resources and facilitating joint working with neighbouring authorities to maximise the level of local aggregates which should benefit the overall regional economy.

4.3.124 Minerals and waste development could have a significant negative effect on both human health and environmental objectives. However, the preferred approach would enable local, sub-regional, and cumulative environmental and health impacts to be taken into account in planning decisions and would support the development of facilities in appropriate locations thereby minimising adverse impacts arising from new development. In this respect, the preferred approach has not been assessed as having significant negative effects on any of the SA objectives. The SA of the Joint Minerals and Waste will also be subject to SA and should ensure that the impacts identified are explored and mitigated in more detail.

Alternatives

4.3.125 Overall, the preferred approach was considered to perform better than the reasonable alternatives identified and assessed. Alternative Options 2 and 4 in particular were assessed as having positive effects across a number of SA Objectives. However, reliance on the NPPF (under Option 2) may mean that minerals and waste proposals do not fully reflect local characteristics and capacities which could lead to adverse effects on, for example, cultural heritage and landscape. The more detailed approach to waste and minerals development under Option 4 meanwhile may undermine the sub-regional approach as advocated through the preparation of a Joint Waste and Minerals Local Plan. This may have detrimental impacts on mitigating cross-boundary effects both from York and from neighbouring authorities. Option 1 (restricting waste development and/or minerals extraction) would not be in conformity with the NPPF/Planning Policy Statement 10 and may result in a significant negative effect on transport by increasing the need to export waste for treatment and import aggregates.

Transport

4.3.126 The proposed Local Plan approach to sustainable transport comprises seven policy areas. These areas are listed in **Table 4.21** together with the corresponding preferred options and reasonable alternatives identified by the Council and subsequently appraised as part of this S A.

Table 4.21: Sustainable Transport Preferred Options and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Location, layout and accessibility	Policy ST1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 3: Provide detailed local criteria to guide accessibility in relation to location / layout of new development <p>Alternatives</p> <ul style="list-style-type: none"> Option 1. Rely on NPPF to guide accessibility in relation to location / layout of new development Option 2. Provide generic local criteria to guide accessibility in relation to location / layout of new development

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Sustainable Modes of Transport	Policies ST2, ST3, ST5, ST6	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 3: Local policies for new development to give priority to more sustainable forms of transport, such as public transport, walking and cycling <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Local policies for new development to give priority to car-based transport Option 2: Local policies for new development to give equal priority to car-based and more sustainable forms of transport, such as public transport, walking and cycling
Providing transport capacity to accommodate growth	Policy ST4	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 5: Increase existing road capacity, provide new road capacity, increase existing capacity for more sustainable modes of transport and provide new infrastructure for sustainable modes of transport to support new development <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Increase existing road capacity to accommodate traffic generated by proposed level of growth Option 2: Provide new road capacity to accommodate traffic generated by new development (e.g. new roads) Option 3: Increase existing capacity for more sustainable modes of transport (walking cycling and public transport) to support proposed level of growth Option 4: Provide new infrastructure for sustainable modes of transport (walking cycling and public transport) to support new development (e.g. new rail stations, and strategic cycle routes)
Determining areas for development and associated transport needs	Policy ST1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 3: Provide detailed local criteria/site allocations to guide transport related development <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on NPPF policies to guide transport related development (no policy option) Option 2: Provide generic local criteria/site allocations to guide transport related development
Demand Management - car parking	Policy ST7	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Adopt another appropriate standards for parking provision and apply them with due regard to the size and nature of the development and local circumstances <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Adopt a maximum level of car parking provision and apply them rigorously
Demand Management – travel planning	Policy ST7	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Require only major development to consider demand management (e.g. travel plans) <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Require all new developments to consider demand management (e.g. travel plans)
Transport infrastructure to mitigate local impacts of development	Policy ST8	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Require only major development developments to contribute to off-site transport infrastructure to mitigate the impacts of the development <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Require all new developments to contribute to off-site transport infrastructure to mitigate the impacts of the development

4.3.127 A detailed appraisal of both the preferred options and reasonable alternatives is presented in **Appendix 6** on a policy by policy basis. A summary of the likely significant effects of the preferred combination of options (the preferred approach) is presented below.

Preferred Policy Approach

4.3.128 The preferred policy approach has been assessed as having a significant positive effect on transport (SA Objective 6) and climate change (SA Objective 7) which principally reflects the priority given to more sustainable forms of transport and associated reductions in congestion and emissions to air. Positive effects were also identified across the majority of the SA objectives which reflects the environmental, social and economic benefits likely to be associated with approaches to transport provision which seek a re-balancing of the modal split by encouraging public transport, cycling and walking, discouraging car-based travel and increase accessibility.

4.3.129 Whilst the options that comprise the preferred approach were not assessed as having any significant negative effects on the SA objectives, the assessment revealed that investment in transport infrastructure including road capacity may generate some minor negative effects particularly in respect of waste and resource use (SA Objective 11), due to materials required to construct/improve new infrastructure and the associated generation of waste. The construction of roads should seek to re-use materials where applicable and dispose of waste in an appropriate way according to the waste hierarchy to minimise resource use as well as waste materials.

Alternatives

4.3.130 There were no cases where the Alternatives performed significantly better than the preferred options. In respect of providing new infrastructure to accommodate growth, those Alternatives that did not include provision for increasing road capacity performed marginally better in respect of climate change (SA Objective 7) and air quality (SA Objective 12) given the assumption that increasing existing/providing new road capacity may result in increased vehicle movements and associated emissions to air. Conversely, those alternatives that would give priority to car based transport and investment in road capacity only were assessed as having a significant negative effect on these SA objectives. Under this same policy area, Option 3 (Increase existing capacity for more sustainable modes of transport) was assessed as having a minor positive effect on biodiversity (SA Objective 8), land use (SA Objective 9) and waste and resource use (SA Objective 11) whilst effects associated with the preferred option were assessed as either negative or uncertain. This reflects the assumption that increasing the capacity of existing sustainable (non-car) transport infrastructure only would prevent or minimise adverse effects on environmental assets and resources associated with new transport infrastructure provision. However, the assessment has identified that this alternative approach could constrain future growth. Further, adverse effects associated with the preferred approach could be lessened through other policies that ultimately comprise the Local Plan. In this respect, it is recommended that transport policy includes mitigation to address the uncertainties with regard to conserving the natural environment, using land resources efficiently and the potential for adverse impacts on the historic environment and the natural and built heritage.

4.3.131 With regard to car parking provision, effects associated with the preferred approach (Require only major development to consider demand management) were assessed as being largely dependent on implementation whereas the rejected alternative to adopt a maximum level of car parking provision was assessed as having a minor positive effect on transport (SA Objective

6), climate change (SA Objective 7) and air quality (SA Objective 12). The Council may therefore need to consider the inclusion of appropriate mitigation to account for potential adverse impacts on the environment through increased car use, if car parking provision is increased.

Communications Infrastructure

4.3.132 Section 24 of the Local Plan Preferred Options and Alternatives report considers the approach to communications infrastructure development. A total of two options have been identified by the Council and subsequently appraised as part of this SA. These are listed in **Table 4.22**.

Table 4.22: Communications Infrastructure Preferred Option and Reasonable Alternative

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Communications Infrastructure	Policy C11	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Provide a local policy to guide communications development <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Rely on the NPPF to guide communications development

4.3.133 A detailed appraisal of both the preferred option and reasonable alternative is presented in **Appendix 6**. A summary of the likely significant effects of the preferred approach is presented below.

Preferred Policy Approach

4.3.134 The preferred policy approach was not assessed as having a significant positive effect on any of the SA objectives. However, the assessment has identified that the provision of local policy to guide communications infrastructure development would have a positive effect on socio-economic SA objectives through supporting high quality communications infrastructure to improve York's connectivity to wider markets, widening the workforce catchment area through home-working and enabling access to services and facilities including education and training. It is also expected that local policy would help to protect York's built and natural environmental assets from adverse impacts associated with communications infrastructure development.

4.3.135 The preferred option was not assessed as having a significant (or minor) negative effect on any of the SA objectives.

Alternatives

4.3.136 Effects associated with the rejected alternative (Option 1: Rely on the NPPF to guide communications development) were considered to be broadly similar to those identified in respect of the preferred approach. However, although the NPPF generally covers the issue, particularly with regard to economic benefits, it can be open to local interpretation with regard to the robustness of the justification required for new sites for communications infrastructure and could lead to a proliferation of new sites. This could result in some negative

social and environmental impacts, depending on the number, nature and location of proposals. In consequence, the preferred option is considered more likely to perform better, in sustainability terms, than the reasonable alternative.

Infrastructure and Developer Contributions

4.3.137 Section 25 of the Local Plan Preferred Options and Alternatives report deals with infrastructure and developer contributions and comprises two interrelated policy areas. These areas are listed in **Table 4.23** together with the corresponding preferred option(s) and reasonable alternative(s) identified by the Council and subsequently appraised as part of this SA. The preferred policy option and alternatives have taken account of a number of key local documents including: Topic Paper 1 – Transport Impacts of Local Plan, Local Plan and CIL Viability Assessment, City of York Playing Pitch Strategy, City of York Transport Plan, and 2010 Sub-National Population Projections.

Table 4.23: Infrastructure and Developer Contributions Preferred Options and Reasonable Alternatives

Policy Area	Local Plan Policy Reference	Preferred Approach and Reasonable Alternatives
Infrastructure	Policy IDC1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Require physical, social and economic infrastructure to be in place prior to development. <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Do not require physical, social and economic infrastructure to be in place prior to development.
Developer Contributions	Policy IDC1	<p>Preferred Approach</p> <ul style="list-style-type: none"> Option 2: Require developers to contribute to strategic infrastructure development on the basis of development type city-wide (preferred approach to strategic infrastructure). Option 3: Require developers to contribute to strategic infrastructure development on the basis of development type by location (preferred option approach to specific infrastructure). <p>Alternatives</p> <ul style="list-style-type: none"> Option 1: Do not require developers to contribute to strategic infrastructure development, use existing obligations method.

4.3.138 A detailed appraisal of both the preferred options and reasonable alternatives is presented in **Appendix 6** on a policy by policy basis. A summary of the likely significant effects of the preferred combination of options (the preferred approach) is presented below.

Preferred Policy Approach

4.3.139 The preferred policy approach has been assessed as having a significant positive effect on many of the SA objectives including housing (SA Objective 1), the economy (SA Objective 4), equality and accessibility (SA Objective 5), transport (SA Objective 6), climate change (SA Objective 7), water (SA Objective 10), air quality (SA Objective 12) and flood risk (SA Objective 13). This reflects the expectation that the approach would generate significant levels of funding toward delivering the strategic infrastructure necessary to support growth and that

this infrastructure would be in place prior to development. This would deliver benefits in respect of social objectives (by ensuring that there is an adequate range of accessible services and facilities available to support the needs of residents), the economy (as strategic and local infrastructure would be in place to make sites more attractive to investors and support existing businesses) and the environment (by ensuring that adverse impacts such as flood risk are mitigated and key infrastructure such as water treatment works provided).

4.3.140 The preferred options were not assessed as having a significant (or minor) negative effect on any of the SA objectives.

Alternatives

4.3.141 Neither of the Alternatives were considered to perform better than the options that comprise the preferred policy approach. The rejected alternative relating to infrastructure (Option 1) was considered to have a negative effect on development delivery in that the provision of infrastructure is considered key to enabling the delivery of sites and the costs associated with this provision would thereby affect viability and deliverability of development. In terms of developer contributions, whilst the continued use of the existing obligations method to secure developer contributions (Option 1) would deliver the infrastructure necessary to service development and mitigate its direct local impacts, it was considered that this approach would not secure the necessary contributions to take into account the cumulative impacts of the numerous developments that will have to be realised to deliver the planned growth of York.

4.4 Strategic Sites and Allocations

4.4.1 The Strategic Sites and Allocations set out in the plan aim to meet the present and future needs of the city in terms of housing, employment and retail. The policies in the Preferred Options Local Plan, which detail this remit, are:

- SS3: Spatial Distribution
- H3: Housing Allocations
- EMP2: Provision of Employment Land
- R3: York City Centre Retail

Screening of Potential Allocations

4.4.2 A Call for sites consultation asked landowners, developers, agents and the public to submit sites which they thought had potential for development over the next 15-20 years. The consultation ran between 29th August – 12th October 2012 and nearly 300 individual site submissions were received for a range of purposes.

4.4.3 In conjunction with the sites submitted through the call for sites process, further sites previously submitted to the Council for consideration through the Local Development Framework process, including the Call for sites 2008, SHLAA and Core Strategy consultations, were included. Whilst no up-to-date information on these sites may have been submitted, it was deemed that there was previously an intention to develop the land and that this was

worth reconsidering in the new assessment. Sites with existing or lapsed consent for residential or commercial use were also included. The total number of land parcels assessed was therefore 732.

Removing Sites submitted for specialist development

- 4.4.4 The Call for Sites exercise allowed for the submission of all types of land –uses including residential, employment and retail development as well as ‘specialist’ development uses such as renewable energy, education, waste and minerals sites and Green Infrastructure purposes.
- 4.4.5 The ‘specialist’ sites were removed from the analysis at this stage to be assessed separately through the Local Plan process for their suitability for that specialist use. Those sites that were submitted for the main development purposes of residential, employment and retail were grouped together. To give the best opportunities for site choice these sites were assessed for all potential built purposes (Residential, Employment or retail) for the next stage of the assessment.

Sites removed as already Committed Development Sites

- 4.4.6 A number of sites within the assessment already had planning consent for development and it was therefore deemed appropriate to remove these sites from the sustainable location assessment as a decision has already been made on these sites regarding their suitability for development purposes. It was also considered inappropriate to amalgamate these sites with other without consent.

Amalgamation

- 4.4.7 All sites were analysed individually however in order to create the best opportunities for sustainable sites where possible individual sites were amalgamated into larger sites where they were adjacent to each other or overlapping. In total 160 individual sites were incorporated into 39 larger site areas for the next stages of the analysis. In total 302 sites were then taken forward to the next stages of analysis.
- 4.4.8 The following table summarises the site screening process. Further details regarding the sites excluded can be found in the **Site Selection Technical Paper and Appendix 9**.

Figure 4.1: Sites taken forward for consideration

Stages	Number of sites
Considered sites through the Call for sites	732
Removed for specialist uses	-24
Removed as with planning permission or already complete	-251*
Removal of amalgamated sites	-174
Total number taken forward for analysis	273

* An additional 5 planning permissions were over 5 hectares and were therefore carried forward as strategic sites a

- 4.4.9 The assessment of sites followed the methodology set out in **section 3** and **Appendix 7**. In summary the results of this were. More detail is provided in the **Site Selection Technical paper**.

Figure 4.2: Sites removed through criteria analysis

Stage of Assessment Process	Number of Sites removed
Total number taken forward for analysis	273
Criteria 1: Environmental Assets protection	-49
Criteria 2: Openspace retention	-30
Criteria 3: Greenfield and high flood risk protection	-2
Site size: Under threshold	-43
Site size: Over 100ha	-2
Sites taken forward to Criteria 4	149 (153)
Sites removed at Criteria 4	19
Sites taken forward for specialist workshops	129 (133)

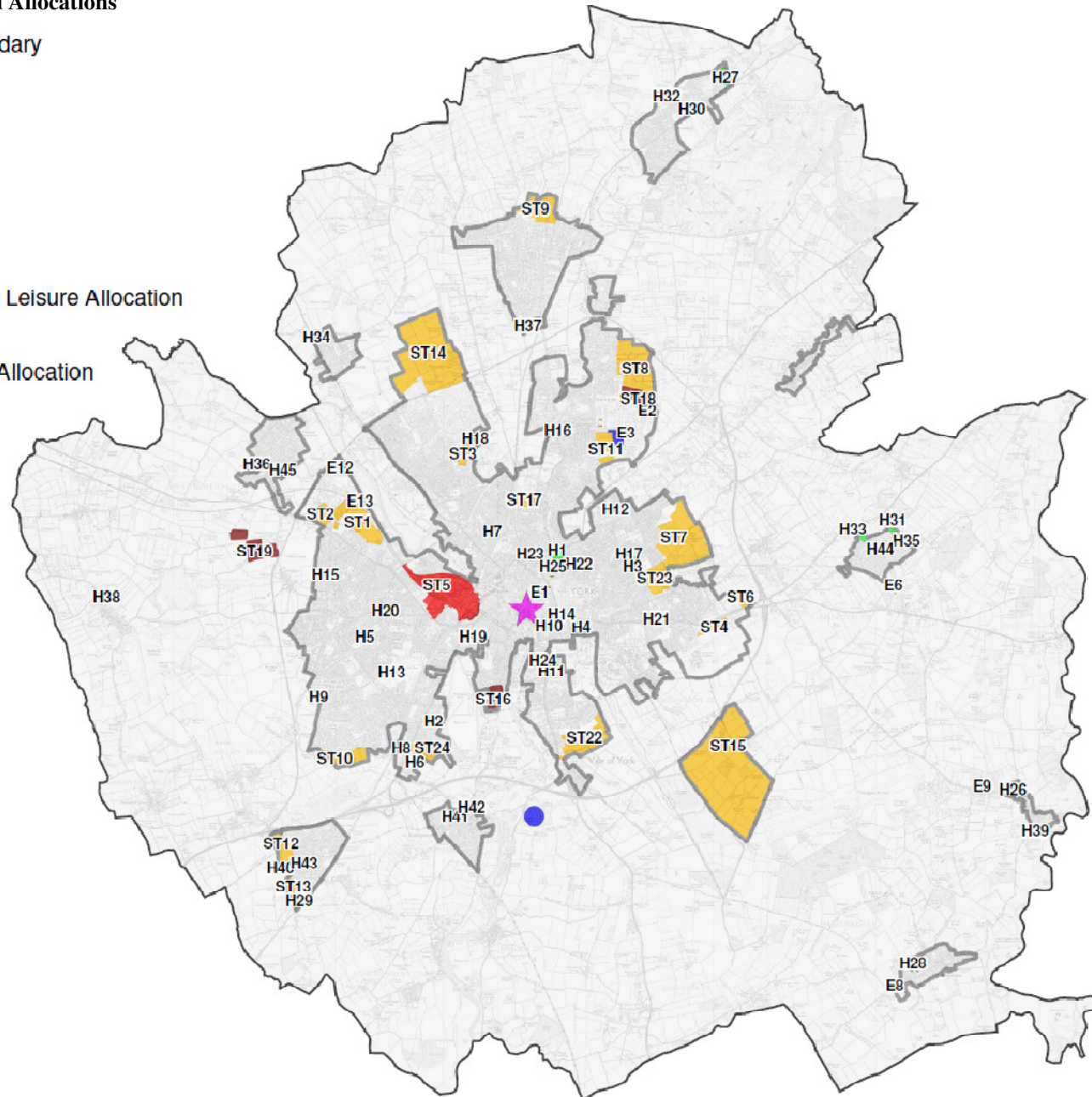
4.4.10 Specialist workshops were held to obtain site specific information on each of the sites which made it through the site selection methodology. Alongside this the sites were analysed for the viability. The results of this work led to the following being allocated:

Site Allocations	Number
Strategic Sites Total	24*
Comprising:	
• Mixed use: employment/housing	2
• Housing	17
• Employment	3
• Retail	1
• Leisure	1
Additional Housing Allocations Total	45
Additional Employment Allocation Total	14
Total Allocations	83

* This includes sites with outstanding planning permission over 5 ha removed within Figure 13.

Figure 4.3: Map of Strategic Sites and Allocations

-  City of York Local Authority Boundary
-  Settlement Boundaries
-  Strategic Housing Sites
-  Strategic Employment Sites
-  York Central Strategic Site
-  Naburn Designer Outlet Strategic Leisure Allocation
-  Committed Leisure Permission
-  Castle Piccadilly Strategic Retail Allocation
-  Housing Allocations
-  Employment Allocations



Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

City of York Council, Licence No. 1000 20818

Strategic Sites

4.4.11 This section presents a summary of the Preferred Sites Appraisal of the 24 key strategic sites shown in **Figures 4.3 and 4.4**. Each site has been individually assessed against the SA objectives and commentary provided describing the potential effects as set out in the Methodology (section 3). The detailed appraisal of is set out in **Appendix 8**. The following table sets out the details of the Strategic Sites

Site Name & Ref	Site Size	Location	Allocated for
ST1: British Sugar	35.65 hectares	Suburban area, Acomb Ward	998 dwellings phased across the lifetime of the plan (years 1-15 in the trajectory).
ST2: Former Sports Ground at Millfield Lane	11 hectares	Suburban area, Acomb Ward	308 dwellings to be developed within the short to medium term (years 1-10 of the trajectory)
ST3: The Grainstores	7.73 hectares	Suburban area. Skelton, Rawcliffe and Clifton Without Ward	216 dwellings to be developed in the short term (years 1-5 in the trajectory).
ST4: Land adjacent Hull Road/ Grimston Bar	7.54 hectares	Suburban area. Heslington Ward	211 dwellings to be developed within the short to medium term (years 1-10 of the trajectory)
ST5: York Central	60 hectares (gross)	City Centre/City Centre Extension area. Holgate Ward	Mixed use site incorporating: <ul style="list-style-type: none"> • 438 dwellings (7.3 hectares) to be developed within the medium to long term (years 6-15 of the trajectory); • 80,000 sq.m B1a Office floorspace; • Culture, leisure, tourism and niche/ancillary retail facilities; and • Openspace, high quality public realm and supporting social infrastructure.
ST6: Land East of Grimston Bar	7.54 hectares	Suburban area. Osbaldwick Ward	154 dwellings to be developed within the short to medium term (years 1-10 of the trajectory)
ST7: Land to East of Metcalfe Lane	60 hectares	Extension to the Urban Area. Osbaldwick Ward	1800 dwellings to be developed over the lifetime of the plan (years 1-15 of the trajectory)
ST8: Land North of Monks Cross	52.3 hectares	Extension to the Urban Area. Huntington Ward	1569 dwellings to be developed over the lifetime of the plan (years 1-15 of the trajectory)
ST9: Land North of Haxby	24.89 hectares	Extension to Haxby Village. Haxby and Wigginton Ward	747 dwellings to be developed over the lifetime of the plan (years 1-15 of the trajectory)
ST10: Land at Moor Lane Woodthorpe	17.02 hectares	Extension as a suburban Area. Rural West Ward	511 dwellings to be developed over the lifetime of the plan (years 1-15 of the trajectory)
ST11: Land at New Lane, Huntington	11.6 hectares	Extension to the Urban Area. Huntington Ward	348 dwellings to be developed over the lifetime of the plan (years 1-15 of the trajectory)

ST12: Land at manor Heath Road Copmanthorpe	14.75 hectares	Village expansion. Rural West Ward	354 dwellings to be developed in the short-medium term (years 1-10 of the trajectory)
ST13: Land at Moor Lane Copmanthorpe	5.5 hectares	Village expansion. Rural West Ward	115 dwellings to be developed in the short-medium term (years 1-10 of the trajectory)
ST14: Land to the North of Clifton Moor	134 hectares	urban expansion. Skelton, Rawcliffe and Clifton Without Ward	4020 dwellings to be developed across the lifetime of the plan (years 1-15 of the trajectory)
ST15: Whinthorpe	186 hectares	New Settlement. Heslington Ward	5580 dwellings in total 4680 to be developed across the lifetime of the plan (years 1-15 of the trajectory) 900 to be delivered post 2030
ST16: Terrys Factory	n/a	Main urban Area. Micklegate Ward	Committed development for mixed use. Ref: 09/01606/OUTM. Outline planning permission, with means of access unreserved, for business (B1); assisted living accommodation and Residential Institution (C2); Residential (C3); Hotels with ancillary leisure (C1); Community Facilities including a Health Centre/Doctor's Surgery (D1); Children's Nursery (D1); exhibition space (D1); Leisure uses (D2); Retail (A1); Financial and Professional Services (A2); Restaurant/Cafe (A3); bar (A4); and live work units, with associated servicing, car parking, landscaping and highway works; additional deck to car park; demolition of existing buildings.
ST17: Nestle South	n/a	Main urban Area. Clifton Ward	130 dwellings (Re-designation of commercial land in outline permission (excluding ancillary retail) to residential). This site has outline planning permission for a mixed use development to be brought forward within the plan period.
ST18: Monks Cross	12.74 hectares	Suburban. Huntington Ward	100,000 sq.m (40% plot ratio and 2 storeys)
ST19: Northminster Business Park	15 hectares	Rural/adjacent to existing business park. Rural West Ward	60,000 sq.m (40% plot ratio and 1 storeys) for R&D, Light Industrial, storage and Distribution (B1b/B1c/B2/B8).
ST20: Castle Piccadilly	n/a	City centre. Guildhall Ward	25,000 sq.m for retail (A1)
ST21: Naburn Designer Outlet	n/a	Rural /extension to the existing Designer Outlet. Fulford Ward	12,000 sq.m for Leisure (D1)
ST22: Germany Beck	n/a	Extension to main urban Area. Fulford Ward	Planning permission for 700 dwellings permitted. Ref: 01/01315/OUT and 12/01802/OUTM
ST23:	n/a	Extension to main	Outline Planning permission for 540

Derwenthorpe		urban Area. Osballdwick Ward	<p>dwellings permitted, of which 474 are left to complete. The site is under construction. Refs: 03/02709/OUT, 12/00242/REMM, 12/01286/REMM and 12/01878/REMM.</p> <p>This site has outline planning permission and is included under Policy H2. Assessment has not been undertaken for this site due to the ongoing construction and completion of the permission.</p>
ST24: York College	n/a	Main urban Area. Dringhouses and Woodthorpe Ward	<p>Outline Planning permission for 360 dwellings permitted, of which 189 are left to complete. The site is under construction. Refs: 04/00777/OUT and 07/00752/REMM</p> <p>This site has outline planning permission and is included under Policy H2. Appraisal have not be undertaken on this site due to the ongoing construction and completion of the permission.</p>

4.4.12 The following assessment considers the effects of the development of the combinations of preferred sites against each of the SA objectives in-turn. It assesses, in general terms, the contribution that multiple sites can make to meeting the SA objectives and identifies where there is a risk of conflict when multiple sites are developed. It also considers those key sites which, if developed together, would deliver significant benefits or significantly adverse effects.

SA Objective 1: To meet the diverse housing needs of the population in a sustainable way

4.4.13 All of the sites which include housing contribute to meeting this objective. The number of new homes required in the City has been identified as 21,936 (Policy H1) and all of the housing sites are required to meet that requirement. The majority of the Strategic Sites are anticipated to have significantly positive impacts on this objective. Whether they do so in a sustainable manner is dependent on other plan policies but it is unlikely that any combinations of sites would have adverse effects on this objective. The tenure split, housing mix and site accessibility must reflect need within the City to enable a balanced and mixed neighbourhood to be created.

4.4.14 Overall the effects on this SA Objective are likely to be significantly positive.

SA Objective 2: Improve the health and well-being of York's Population

4.4.15 Where there are sites in close proximity, such as ST1 and ST2 or ST3 and H18, the quality and design of open space may be enhanced as a result of combining resources to produce a higher specification or larger area of open space. This would have a significant positive effect on health and well-being. However, across the City the increased population will put more pressure on existing open space and medical facilities which could have an adverse effects on health. Development would need to ensure that development of these facilities and spaces are commensurate to the scale of development. Overall, the cumulative effects of the development of a wide range of sites are likely to be beneficial.

SA Objective 3: Improve education, skills development and training for an effective workforce

- 4.4.16 Development of a number of sites will generate an increase in population. This will increase the demand for education and training across the City. The increase in the number of jobs will also increase the demand for appropriately qualified labour. Care will need to be taken to ensure that the City can provide appropriate educational opportunities. Thus the cumulative effects of the site allocations will depend on the educational contributions which arise from the site development.

SA Objective 4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy

- 4.4.17 Cumulatively, the sites identified for employment use are expected to deliver circa 16,000 jobs by 2030. All of the proposed employment allocations are required to contribute to this objective and thus cumulatively, the sites would have a significant positive effect.
- 4.4.18 Most of the sites, and therefore most of the jobs, are situated within York which improves site access from within the City, particularly by low carbon means which would be beneficial. However, they may also attract commuters from the City's wider catchment area, many of whom may drive into York. The effects of a wider population driving into a single location are considered to be less than if people from a city travelling out to a wide variety of sites since there are more opportunities for park and ride and care sharing when heading for one city. The rural sites, such as E9 and E10 may reduce rural –urban commuting for work by providing jobs in the larger villages.
- 4.4.19 On balance, it is likely that the cumulative effects of the distribution of proposed employment sites would be positive.

SA Objective 5: Help deliver equality and access to all

- 4.4.20 The quantum of development proposed means that there could be significant benefits across the City in terms of accessibility and provision of facilities but care will be required to ensure that these benefits are realised and commensurate to the scale of development. The number of homes identified in the Plan would allow for a significant proportion of affordable dwellings to be provided but they need to be distributed throughout the City, in accordance with the needs and demands of future residents. Most need to be focussed within the City, which is likely since that is where most of the housing sites are identified. An appropriate amount of local needs housing must be provided in villages. This in turn will support village facilities.
- 4.4.21 Similarly jobs need to be situated in locations where public transport is good to allow all residents equal access to job opportunities.
- 4.4.22 Overall, the breadth of sites in terms of their size and location will probably deliver benefits but each individual site has to ensure that it contributes to meeting needs and providing equality of opportunities and access for all.

SA Objective 6: Reduce the need to travel and deliver a sustainable integrated transport network

- 4.4.23 Most of the proposed site allocations are located within the City which maximises the opportunities for good access by a range of modes of transport. Development of these sites would therefore have a significant positive effect on this objective in terms of reducing the need to travel.

- 4.4.24 The Plan also includes provision for a substantial expansion of the cycle network which will link most of the strategic sites and many of the smaller housing and employment allocations.
- 4.4.25 A number of the strategic sites include enhancement of transport services and provision of facilities as part of their mitigation. Once this work is undertaken there would be benefits in terms of delivering a sustainable integrated transport network and local access. However, it is likely that most people would still prefer to use their cars for trips, even within the City, which would lead to an increase in congestion at peak times. Particular mitigation may be required as a result of cumulative effects arising from the development of strategic allocations on the west side of the city which is recognised to be congested around the outer ring-road at peak times.

SA Objective 7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects

- 4.4.26 Development of such a large number of sites will consume a large volume of resources which would contribute to the generation of greenhouse gases. Similarly, occupation and economic productivity at all of these sites would generate emissions, particularly from heat and light. Unless buildings are designed to minimise their energy consumption then the sheer volume of proposed development would have an adverse effect on climate change.
- 4.4.27 However, the concentration of development within the City and sustainable expansion to smaller settlements would reduce the need to travel between home and work, thus off-setting some of the adverse effects on climate change.
- 4.4.28 Any future development would contribute to climate change. However, the distribution of sites and the use of cycle ways as well as other sustainable modes to link them would mitigate some of the effects of greenhouse gases.
- 4.4.29 A number of the strategic sites include enhancement of transport services as part of their mitigation to minimise impacts on greenhouse gas emissions. Once this work is undertaken there would be benefits in terms of minimising greenhouse gases that cause climate change.

SA Objective 8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment

- 4.4.30 A number of the identified sites are on greenfield land. Whilst most of this is currently in agricultural use there may be loss of trees, hedges and verges which are important habitats. In general the approach of developing away from sensitive ecological sites reduces the direct harm to green infrastructure, biodiversity, geodiversity, flora and fauna. Three sites (ST1, ST9 and ST15) are adjacent to sites of biodiversity importance however, and will need to mitigate any effects identified due to proximity to ensure that the integrity of the site is maintained.
- 4.4.31 The number of cycle routes proposed throughout the sites will increase green corridors through the heart of the City which will restore some of the lost habitat but, more importantly, provide corridors between larger areas of green space. Openspace developed through the sites will also help to provide green spaces with the potential to have positive effects on green infrastructure and biodiversity.

SA Objective 9: Use land use resources efficiently and safeguard their quality

- 4.4.32 The identified sites include a number which are previously developed. Use of these brownfield sites is positive. However the greater number of sites is greenfield and would result

in the loss of over 500ha high quality agricultural land. This is considered to be the best and most versatile agricultural land and therefore its loss would be considered adverse.

SA Objective 10: Improve water efficiency and quality

- 4.4.33 An increase in population will have an inevitable impact on water usage. The scale of most of the development sites should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This will depend upon implementation but has the opportunity to make a neutral contribution. Overall, the combined sites will not have a significant effect on water quality however, increased usage will affect water efficiency and the Plan is therefore considered to have an adverse effect on the water environment.

SA Objective 11: Reduce waste generation and increase level of reuse and recycling

- 4.4.34 The number of sites proposed for development will increase the use of materials and therefore waste. This will occur at both construction and operational stages. Mitigation proposed for the strategic sites such as reuse of materials and waste management would help to reduce the amount of waste generated but overall, the scale of development set out in the Plan means that the effects on waste generation would be negative.

SA Objective 12: Improve air quality

- 4.4.35 Development of such a large number of sites will result in increased emissions both as a result of construction (particularly vehicle emissions and dust) and emissions as a result of vehicle movements once sites are operational. Locating most of the sites in the City will reduce the need to travel but it will also concentrate vehicle emissions in a much smaller area.
- 4.4.36 The development of new sites, particularly strategic sites in close proximity to each other (for example ST1 and ST2) risks a greater adverse effect on air quality. A number of the strategic sites require air quality assessments to ensure that schemes can be designed that do not make air quality worse. ST5 is within the city centre AQMA and would definitely require mitigation measures to ensure that impacts on air quality were reduced. Once this work is undertaken for all relevant sites there would be negligible effects on air quality as a result of the Plan. Should mitigation measures not be implemented or their implementation not be effective, then air quality in York is likely to deteriorate as a result of the amount of development proposed.

SA Objective 13: Minimise flood risk and reduce the impact of flooding to people and property in York

- 4.4.37 All of the sites avoid the river corridor and high flood risk zone (3b) which will minimise the effect of flooding on the new sites. The sites also avoid areas which are greenfield and flood zone 3a. However, the quantum of development would increase the area of the City which is covered by hard surface materials. Without appropriate mitigation in terms of SDS etc, this may accelerate run-off and increase the risk of flooding. Incorporation of appropriate SDS within sites should resolve any future run-off issues and thus the Plan is considered to have a neutral effect on the risk and impact of flooding.

SA Objective 14: Conserve or enhance York's historic environment, cultural heritage, character and setting

- 4.4.38 York is a historic city. Care will need to be taken in developing sites where archaeological remains may be found, or where historic views, vistas and skylines may be altered. The effect of development on many of the individual sites is currently uncertain and at this stage there is

insufficient information to assess the likely effects on the historic environment as a result of the Plan.

SA Objective 15: Protect and enhance York's natural and built landscape

- 4.4.39 The proposed level of development, particularly on greenfield sites and in the urban fringe, would have a significant effect on the City of York. The creation of new villages would substantially alter the landscape around the City and although the redevelopment of a number of urban brownfield sites would be beneficial, and appropriate screening may reduce the visual effects of greenfield sites, overall the landscape effects are likely to be negative.

Summary of Strategic Sites Scoring

Figure 4.4: Impacts of the Strategic Sites

Key to the appraisal matrices		Likely effect on the SA Objective																					
++		The option is likely to have a very positive impact																					
+		The option is likely to have a positive impact																					
0		No significant effect / no clear link																					
?		Uncertain or insufficient information on which to determine impact																					
-		The option is likely to have a negative impact																					
--		The option is likely to have a very negative impact																					
		The option could have a positive or a negative impact depending on how it is implemented																					
Objectives	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15								
ST1: British Sugar	++	-	+		+	-	++	+	-	+		+	-	+		-		-	+	0	+		
ST2: Former sports ground at Millfield lane	++	-	+	+	+	+	+	+		+	0		-		-		-	+		+	+	+	
ST3: The Grainstores	+	-	+	?	+	++	+	-	+		+		+		-		-	+	+	+	+	+	
ST4: Land adj Hull Road Grimston Bar	++	-	+	+	+	++	+	-	+		?	-		-		-		+		-		-	
ST5: York Central	++	+		+	++	++	+	-	+		+	+		-		-	-		-	?		-	
ST6: Land East of Grimston Bar	+	-	+		+	+	-	+	-	+		?	-		-		-	+	-	-	-	-	
ST7: Land East of Metcalfe Lane	++	-	+	?	+		+		-	+		+	-	--		-		-		?	?		-
ST8: Land North of Monks Cross	++	-	+		+	++	++	+	-	+		+	-	--		-		-		+	?		-
ST9 : Land North of Haxby	++	-	+		+	+		+	+	-	+	-	+		-		-		-	+	?		-

ST10: Land at Moor lane Woodthorpe	++	-	+		+	+		+	+	-	+	-	--	--	--		-	+	-	-	?		-	
ST11: Land at New Lane, Huntington	++	-	+	?	+	+	+	+	-		+	+	-	-		-		-	-	+		-		-
ST12: Land at Manor Heath Road, Copmanthorpe	++	-	+	?	+	+		+	-		-	+	-		-		-	+	-	+	?		-	
ST13: Land at Moor Lane Copmanthorpe	++		+		+	+		+	-		-	+	-		-		-		-	+		+	-	
ST14: Land to the north of Clifton Moor	++	-	+		+	+	+	-	+	-	+	+	-	--		-		-	?	+	?		-	
ST15: Whinthorpe	++	-	+	?	+		+	-	+	-	+	-	-		-		-	?	?	?	?	-	-	
ST16: Terry's Factory	++	-	+	+	+	+	+	+	+	+	-	+	+		-		-	-	+	+	-	+	-	
ST17: Nestle South	++	-	+	?	0	+	+		+		+	+	+		-		-	0	+	?	?	?	?	
ST18: Monks Cross	0		+	++	+	+	-	+		+	-		-		-		-	+		+	?	?		
ST19: Northminster Business Park	0	0	+	++		-	+	-	+	0	--		-		-	+	-	+	0	0	-	-		
ST20: Castle Piccadilly	0	+	-	0	++	+	+	-	+		++		-		-	+	-	--	?	?	?	?		
ST21: Naburn Designer Outlet	0	+	0	+		-	-	+	-	+	0	++	?	?	-	+	0	0	0	0	0	0		
ST22: Germany Beck	++		+	?	+		-	-	+	-	+		-		-		-		-	-	-	-	-	
ST23: Derwenthorpe	Site is under construction																							
ST24: York College	Site is under construction																							

Housing and Employment Allocations

- 4.4.42 By allocating a site by use, the Council is establishing the principle that development of the site for that use is likely to be acceptable.
- 4.4.43 The housing allocations policy (H3) recommends the allocation of 45 housing sites across the City of York. Policy EMP3 regarding the provision of employment land recommends the allocation of 14 sites for employment use. These sites are in addition to the Strategic Sites.
- 4.4.44 **Figure 4.5** sets out the housing and employment allocation results. The matrix uses the scores from the sites selection process and assesses them against the relevant SA objectives. The methodology for this is set out in section 3. **Appendix 9** sets out the site alternatives and assessment in detail.
- 4.4.45 The following key has been used to give indicative results against the SA Objectives. This is set out against the scoring criteria and SA objectives more clearly in Figure 11.

Key to the appraisal matrices		Likely effect on the SA Objective
++		The option is likely to have a very good access / positive impact
+		The option is likely to have a good access/positive impact
0		No significant effect
?		Uncertain or insufficient information on which to determine impact
-		The option is likely to have a poor access /negative impact
--		The option is likely to have a very poor access/ negative impact
		The option could have a positive or a negative impact depending on how it is implemented

Figure 4.5: Housing and Employment Allocations Appraisal Summary against SA Objectives

Local Plan Ref	Site Name	Site size (ha)	no. Dwellings	Location	SA02	SA03	SA05 / SA06	SA08	SA09	SA012	SA013	SA014	SA015
HOUSING ALLCATIONS													
H1	Former gas works, 24 Heworth Green	3.33	240	York main urban area	++	++	++	+ -	++	-			+
H2	Sites by racecourse, Tadcaster Road	2.88	115	York main urban area	+	-	++	-	+ -	0	++		+ -
H3	Burnholme School (existing building footprint)	2.7	108	York main urban area	++	++	++	+	+ -	0	++	+	+
H4	St Josephs Monastery	2.62	141	York main urban area	+	+	++	+	++	-	++	-	+
H5	Lowfield School (existing building footprint)	2.24	72	York main urban area	++	++	++	+	+ -	0	++		+
H6	Land RO The Square, Tadcaster Rd	2.04	65	York main urban area	+	+	++	+	--	0	+	+	+ -
H7	Bootham Crescent	1.72	69	York main urban area	++	++	++	+ -	++		++		+
H8	Askham Bar Park and Ride	1.57	50	York main urban area	+	+	++	+ -	++	0	++		+ -
H9	Land off Askham Lane	1.3	42	York main urban area	+	-	++	+	+ -	0	++	+	+ -
H10	Barbican Centre (remaining land)	0.78	56	York main urban area	+	+	++	+	++	-	++	-	+
H11	Land at Frederick House, Fulford Road	0.78	33	York main urban area	+	-	++	+	++	-	++		+
H12	Land RO Stockton Lane/ Greenfield Park Drive	0.77	33	York main urban area	++	-	++	+	-	0	++	+	+
H13	Our Lady's Primary School (existing building)	0.68	29	York main urban area	++	+	++	+ -	++	0	++	+	+ -

	footprint)														
H14	32 Lawrence Street	0.55	42	York main urban area	+	+	++	+	++	-	++	-		+	
H15	Beckfield Lane Depot	0.49	18	York main urban area	+	-	++	+	++	0	++	+	+	+	
H16	Sessions, Huntington Road	0.47	17	York main urban area	+	++	++	+	-	++	0	-		+	
H17	Burnholme WMC	0.43	19	York main urban area	++	++	++	+	++	0	++	+	+	+	
H18	Land off Woodland Chase, Clifton Moor	0.4	14	York main urban area	+	+	+	+	++	0	++		+	+	-
H19	Land at Mill Mount	0.36	16	York main urban area	++	++	++	+	++	-	++		+	+	+
H20	Oakhaven EPH	0.33	15	York main urban area	++	+	++	+	++	0	++		+	+	
H21	Woolnough House EPH	0.29	11	York main urban area	++	++	++	+	++	0	++	+	+	+	+
H22	Heworth Lighthouse	0.29	13	York main urban area	++	+	++	+	++		++		+	+	+
H23	Grove House EPH	0.25	11	York main urban area	++	++	++	+	++		++	-		+	
H24	Former Bristow's Garage, Fulford Road	0.22	10	York main urban area	++	+	++	+	++	-	++		+	+	
H25	Heworth Green North (remaining land)	0.22	20	York main urban area	++	+	++	+	-	++		-	-	+	+
													/		
H26	Land at Dauby Lane, Elvington	4.05	97	Village/ Rural (inc village Expansion)	++	+		-	--	0	++	+	+	+	
H27	Land at the Brecks, Strensall	3.90	82	Village/ Rural (inc village Expansion)	+	--	+	-	--	0	+	+	+	+	+
H28	Land to the North of North Lane, Wheldrake	3.15	75	Village/ Rural (inc village Expansion)	++	-	+	+	--	0	++		+	+	+
H29	Land at Moor Lane, Copmanthorpe	2.65	64	Village/ Rural (inc village Expansion)	++	-	+	+	--	0	++	+	+	+	
H30	Land to the South of Strensall Village	2.53	61	Village/ Rural (inc village Expansion)	++	-	+	-	--	0	++		+	+	
H31	Eastfield Lane, Dunnington	2.51	60	Village/ Rural (inc village Expansion)	++	-	+	+	+	-	0	++	+	+	+
H32	The Tannery, Strensall	2.22	53	Village/ Rural (inc village Expansion)	+	--	+	+	-	+	0		+	+	
H33	Water Tower Land, Dunnington	1.80	43	Village/ Rural (inc village Expansion)	++	++	+	+	--	0	++	+	+	+	
H34	Land North of Church	1.74	42	Village/ Rural (inc	++	-	+	+	-	--	0	++		+	-

	Lane, Skelton			village Expansion)										
H35	Land at Intake Lane, Dunnington	1.59	38	Village/ Rural (inc village Expansion)	++	--		+	--	0	++	+	+	
H36	Land at Blairgowerie House, Upper Poppleton	1.50	36	Village/ Rural (inc village Expansion)	++	+	++	+	+	0	++		+	-
H37	Land at Greystone Court, Haxby	1.40	34	Village/ Rural (inc village Expansion)	+	-	++	+	-	0	-	+	+	
H38	Land RO Rufforth Primary School, Rufforth	0.99	24	Village/ Rural (inc village Expansion)	+	+	+	+	--	0	++		+	
H39	North of Church Lane, Elvington	0.92	25	Village/ Rural (inc village Expansion)	+	-	+	+	--	0	++		+	
H40	West Fields, Copmanthorpe	0.82	22	Village/ Rural (inc village Expansion)	++	+	+	+	--	0	++		+	
H41	Land adj. 26 & 38 Church Lane, Bishopthorpe	0.55	15	Village/ Rural (inc village Expansion)	++	+	+	+	--	0	+		+	
H42	Builder Yard, Church Lane, Bishopthorpe	0.33	9	Village/ Rural (inc village Expansion)	++	+	+	+	+	0	+		+	
H43	Manor Farm Yard, Copmanthorpe	0.25	7	Village/ Rural (inc village Expansion)	++	+	+	+	+	0	++		+	
H44	R/O Surgery & 2a/2b Petercroft Lane, Dunnington	0.23	6	Village/ Rural (inc village Expansion)	++	+	++	+	+	0	++		+	
H45	Land adj. 131 Long Ridge Lane, Nether Poppleton	0.20	5	Village/ Rural (inc village Expansion)	++	+	++	+	--	0	++	+	+	+
EMPLOYMENT ALLOCATIONS														
E1	Hungate	1.51	B1a (12,000 sq.m)	York City Centre (Strategic Employment Location)	n/a	++	++	+	-	++	-	-	-	+
E2	Land North of Monks Cross Drive	0.4	B1a Office (3,000 sq.m)	Monks Cross (Strategic Employment Site)	n/a	+	++	+	-	0	++	+	+	
E3	Ford Garage, Jockey	1.67	B1a Office (13,300	Huntington (urban	n/a	+	++	+	+	0	++		+	

E4	lane	0.2	sq.m)	area)	n/a	++	++	+	+	-	I	+	I	+	I	
	Land at Layerthorpe		B1b/ B1c / B2/ B8 (900 sq.m)	Land at Layerthorpe and James Street (urban area)												
E5	Sites at James Street	0.2	B1b/ B1c / B2/ B8 (900 sq.m)	Land at Layerthorpe and James Street (urban area)	n/a	++	++	+	++		I	I	-	I	+	I
E6	Common Lane, Dunnington	0.9	B1b/ B1c / B2/ B8 (3,600 sq.m)	Dunnington (Village)	n/a	++	+	-	+	-	O	I	I		+	I
E7	Wheldrake Industrial Estate	0.5	B1b/ B1c / B2/ B8 (2,050 sq.m)	Wheldrake (Village)	n/a	-	I	+	+	-	O	++	+		+	I
E8	Wheldrake Industrial Estate	0.45	B1b/ B1c / B2/ B8 (1,800 sq.m)	Wheldrake (Village)	n/a	-	I	+	--		O	++	+		+	I
E9	Elvington Industrial Estate	1	B1b/ B1c / B2/ B8 (3,980 sq.m)	Elvington (Village)	n/a	++	--	+	+	-	O	++	+		+	I
E10	Chessingham Park	0.24	B1b/ B1c / B2/ B8 (950 sq.m)	Dunnington (Village)	n/a	++	+	+	+	-	O	++	+			+
E11	Annamine Nurseries	1	B1b/ B1c / B2/ B8 (4,150 sq.m)	Huntington (urban area)	n/a	+	+	+	+	-	O	++	I			+
E12	Land at York Business Park	0.8	B1b/ B1c / B2/ B8 (3,300 sq.m)	York Business Park (Strategic Employment Location)	n/a	+	+	+	+	-	O	-	+			+
E13	End of Great North Way	2.5	B1b/ B1c / B2/ B8 (10,150 sq.m)	York Business Park (Strategic Employment Location)	n/a	+	I	+	+	-	O	++	+			+
E14	Site to the south of the York Business park	0.2	B1b/ B1c / B2/ B8 (820 sq.m)	York Business Park (Strategic Employment Location)	n/a	+	+	+	+	-	O	++	+			+

SA Objective 1: To meet the diverse housing needs of the population in a sustainable way

- 4.4.46 All of the strategic housing sites (H1-45) contribute towards this objective. This will help to meet, in conjunction with the Strategic Sites, Policy H1's preferred approach of delivering 21,936 homes over the lifetime of the plan to meet demand. How sustainable these sites are will be determined by other policies within the plan but it is unlikely that these sites would have adverse effects on this objective.

Overall the effects on this objective are significantly positive.

SA Objective 2: Improve the health and well-being of York's Population

- 4.4.47 All of the allocated sites score highly in terms of proximity to health facilities and/or openspace, both of which are important for health and well-being. It will be important that whilst it is known that these sites have good access, the cumulative level of development is acknowledged to ensure that additional facilities can be provided to avoid pressure on existing services.

Overall the effects arising on this objective are positive.

SA Objective 3: Improve education, skills development and training for an effective workforce

- 4.4.48 31 of the proposed housing allocations have good or very access to educational facilities. This would have a positive impact overall by supporting the existing establishments and ensuring that education and skills training were available in close proximity to the development, particularly given that they are not considered large enough to build facilities on site. In addition, the majority of employment sites have access to nursery provision within 800m which is positive to support working families.
- 4.4.49 The sites which scored very poorly in terms of access to education were H27, H32 and H35. These sites were not within 800m of any educational establishments. The majority of sites scoring poorly in terms of access to educational facilities are located within the outlying villages such as Dunnington, Wheldrake, Strensall and Elvington (H27, H28, H29, H30, H31, H34, H39). Five sites are however located within the main urban area (H2, H9, H11, H12, H15). In all cases, school travel plans and the strategic transport network would need to be consulted to ensure that there were safe routes available to travel to school or to higher education.
- 4.4.50 In addition to the scoring, the employment sites may offer training and development opportunities through the construction phase. There is insufficient information to understand how this may be implemented to individual allocations at this stage however.

SA Objective 4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy

- 4.4.51 Benefits to the economy should arise through the allocation of 14 strategic employment sites which alongside the strategic sites, will deliver employment land/job opportunities in the future. This will have significant positives for this objective.
- 4.4.52 The effects on this objective are also impacted through the accessibility to the transport network, given that this is important for the movement of goods as well as people to and from employment sites. The matrix shows that the sites allocations for both housing and employment are well in terms of access to transport. The only allocation which seems to have poor access is Elvington Industrial Estate (H9). However, this site is within an existing industrial estate and will allow more opportunity for business to cluster in this location.

SA Objective 5: Help deliver equality and access to all

- 4.4.53 Delivering equality and access considers all accessibility criteria to maximise accessibility to and from the housing or employment sites. In considering this it is shown that the majority of housing sites have good access to a combination of transport and local facilities. The majority of housing allocation have scored very good in this criteria. Only two housing sites score a low score (H26 and H35) both of which are located within villages that only have limited bus routes and alternative transport modes. Housing sites will also be expected to contribute to affordable housing targets which, although not picked up by the GIS assessment, would be positive in meeting this objective.
- 4.4.54 Transport access in connection with employment sites is good or very good for the majority of allocations. This will be positive in supporting accessibility in terms of travelling to work.

SA Objective 6: Reduce the need to travel and deliver a sustainable integrated transport network

- 4.4.55 The outcomes of the assessment show that the majority of sites score highly for access to transport. The combined scoring of transport and access to services for housing sites shows that the majority have good access which would be positive in promoting less use of the car and sustainable travel behaviour. By achieving a very good score (28 of the housing sites and 5 of the employment sites), it shows that there are alternatives for people to use for moving around the city which will have overall beneficial impacts on this objective.
- 4.4.56 The sites which score less well towards this objective are located within villages where there may be limited access to bus routes or transport alternatives. The allocation which has very poor access is Elvington Industrial Estate (H9). However, this site is within an existing industrial estate and will allow more opportunity for business to cluster in this location. Where poor accessibility has been identified, mitigation measures should be sought to improve access via public transport if proved appropriate and viable.
- 4.4.57 The cumulative impacts on the transport network are a key consideration and whilst the chosen allocations have good accessibility overall, mitigation in connection with the transport may be required where these sites are grouped together, such as Copmanthorpe and Dunnigton, or in close proximity to strategic sites to avoid adverse impacts.

SA Objective 7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects

- 4.4.58 The GIS assessment did not score the sites against this objective directly. However, the accessibility scoring shows that there could be positive implications for climate change given that the sites have good access to services and transport modes resulting in fewer greenhouse emissions generated from trips. Negative impacts are likely to occur in relation to trips generated by developments within the villages however, where there may be limited services and people will be inclined to drive to their destinations.
- 4.4.59 Similarly to the Strategic Sites, it is acknowledged that development will consume a large amount of resources through its construction and operation. Any new development would need to ensure it minimised resource consumption and offset any adverse impacts on climate change.

SA Objective 8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment

- 4.4.60 32 of the housing allocations have a positive result in terms of this objective given that they do not contain or intersect and are not adjacent to sites on nature conservation interest.

- 4.4.61 9 sites (H1, H7, H8, H13, H16, H25, H32, H34, H37) are acknowledged to be partly within or contain sites of nature conservation designations or of conservation interest. These have been scored as having both positive and negative impacts given that in some case, there will be the ability to develop the site without having detrimental impacts on the integrity of the site. 4 housing sites (H2, HH26, H27, H30) have been scored negatively given that contain whole SINCs or Sites of Local Nature Conservation Interest..
- 4.4.62 All of the employment allocation score well in terms of this objective with only one site, H6) scoring negatively. This is due to containing or intersecting with a SINC. In going forward with any site which may have nature conservation value, mitigation in relation to the nature conservation site and its important flora/fauna would need to be implemented to ensure avoidance of adverse impacts on the integrity of the site.

SA Objective 9: Use land use resources efficiently and safeguard their quality

- 4.4.63 This assessment shows that there is a mixture of brownfield and greenfield sites allocated within the local plan. 19 housing sites and 2 employment sites are shown to be significantly positive towards this objective given that they are brownfield sites. 20 of the sites score positive and negative representing that they are mixed brownfield and greenfield sites or are brownfield but are on high grade agricultural land.
- 4.4.64 16 sites in total have scored poorly against this objective because they are identified as both greenfield and within an area of high grade agricultural soils (H6, H26, H27, H28, H29, H30, H33, H34, H35, H37, H38, H39, H40, H41, H45, E8). The loss of these soils is significant in combination with the strategic sites as it cannot be replaced.
- 4.4.65 On balance, due to the loss of greenfield site, the impacts would be considered adverse.

SA Objective 10: Improve water efficiency and quality

- 4.4.66 The GIS assessment did not score the sites against this objective. However, an increase in population will have an inevitable impact on water usage. Although the majority of sites are small scale allocation, sites should provide the measures to promote resource efficiency on the site, including the use of SDS to contribute towards this objective. Overall, the impacts are considered negative.

SA Objective 11: Reduce waste generation and increase level of reuse and recycling

- 4.4.67 The GIS assessment did not score the sites against this objective. However, an increase in development and subsequently, population, will have an inevitable impact on waste generation and processing. It will be important that through the development process materials are reused/recycled to minimise construction waste and that any waste is disposed of according to the waste hierarchy. Similarly, it will be important for all of the sites identified to be linked into the citywide recycling schemes to minimise landfill. Overall, the impacts are considered negative.

SA Objective 12: Improve air quality

- 4.4.68 The majority of sites score have been scored as currently having no significant effects on this objective given that they are over 500m from the AQMAs identified around York.
- 4.4.69 The sites identified as having potential negative impacts because they are within the AQMA or within 50m of it, are H1, H4, H10, H11, H14, H29, H24 and E1. In addition, 6 sites are within 250-500m of the AQMA. The cumulative impacts on air quality resulting from this development may have adverse effects as a result of increased emissions from the construction phase (due to plant vehicles and dust) and as a result of transport movements once the site is operational. As a consequence of this, appropriate mitigation measures would need to be implemented in line with low emission solutions and policy.

SA Objective 13: Minimise flood risk and reduce the impact of flooding to people and property in York

4.4.70 The majority of sites have scored very positively with respect to minimising flood risk given that this was taken into account during the site selection process. Only 3 sites have scored negatively indicating that they are within an areas of flood zone 3a or adjacent to flood zone 3b (H37, E1, E12). Flooding in York is a a key issue and new development will result in more of the city covered in hard surface materials. Without appropriate mitigation , this may accelerate runoff an increase the risk of flooding. The identification of these sites currently though is likely to result in neutral impacts given that sites of high risk have been eliminated through the selection process.

SA Objective 14: Conserve or enhance York’s historic environment, cultural heritage, character and setting

4.4.71 Whilst development is not precluded in close proximity to heritage assets, it could cause harm in York given the city’s unique heritage, character and setting. Whilst the effect of development is uncertain overall due to impacts relying on location and design, 25 sites in total (16 housing, 9 employment) are shown to have positive outcomes for this objective. This indicates that they are located away from listed buildings, conservation areas and areas of archaeological importance.

4.4.72 5 housing sites (H4, H10, H14, H23 and H25) and 2 employment sites (E1 and 5) have been identified as being in close proximity to or containing heritage assets. The development of these sites would need to ensure that they do not adversely impact of the assets integrity. For mitigation the development could use the heritage topic paper and Impact Assessment as a way of understating York’s important characteristics and applying this to the design.

SA Objective 15: Protect and enhance York’s natural and built landscape

4.4.73 The majority of both housing and employment sites are shown to have positive impacts on this objective given that landscape criteria were taken into consideration through the site selection process. 23 housing sites have been identified as having both positive impacts as well as those determined upon implementation given that they are with conservation areas or identified within the Central Historic Core Character Appraisal Zones. The design of the site would be central to how it may effect this objective.

4.4.74 8 sites (H2, H6, H8, H9, H13, H18, H34, H36) have been identified as having both positive and negative impacts given that they are partly within or adjacent to an area of Historic Character and Setting as identified in page 39. The score reflects that the impacts will largely depend upon design of the development, which could result in positive or negative impacts on the landscape. The Heritage topic Paper and associated Heritage Impact Assessment could be used to determine the effects on the historic character and setting.

Mitigation for Strategic Sites and Allocations

4.4.40 There are a number of mitigation measures, which are applicable across all sites. These are:

- The Heritage Topic Paper is used as reference material and a Heritage Impact Assessment is undertaken as part of assessing the masterplan to gauge its impacts on York’s heritage assets, key characteristics and landscape;
- Ensure that additional facilities are developed commensurate with the scale of development to avoid pressure being placed on existing facilities, which may not be able to meet the newly arising demand or in close proximity;

- The site will need to incorporate measures to minimise impacts on the site's ecofootprint, resource consumption and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials, as much as possible, and waste management;
- Connectivity to the existing transport network as well as additional safe public transport, pedestrian and cycle alternatives are necessary to reduce the need to use a car, ensure accessibility and support sustainable travel behaviour;
- Where impacts on nature conservation designations or local sites of interest are identified, appropriate action, including buffering and sensitive design, are used to mitigate adverse impacts and ensure the integrity of the sites nature conservation assets/value.

4.4.41 In addition, the following mitigation for the individual strategic sites has been identified.

Strategic Site	Additional Mitigation.
ST1: British Sugar	<ul style="list-style-type: none"> • The site could have air quality implications for the west of the city and therefore a fully Air Quality Assessment would be required to identify specific impacts and measures to be implemented as part of the masterplanning process; • The site contains contamination, which needs to be fully remediated to ensure that the land is safe and suitable for its proposed use; • A noise survey will be required covering all parts of the site to determine suitability for possible end uses; • Appropriate buffering and consideration of the SINC is necessary to ensure no adverse impacts are experienced during the construction phase or in the long-term to the integrity of the SINC.
ST2: Former Sports Ground at Millfield Lane	<ul style="list-style-type: none"> • The site could have air quality implications for the west of the city and therefore a fully Air Quality Assessment would be required to identify specific impacts and measures to be implemented as part of the masterplanning process; • Given that this was a former openspace and there is an identified need within this location, it will be important that replacement openspace is designated incorporating facilities useful to the wider community; • A noise survey may be required to determine suitability and screening from adjacent roads; • Connectivity to the new park and ride, road infrastructure as well as additional safe alternatives are necessary to reduce the need to use a car and ensure accessibility from this location.
ST3: The Grainstores	<ul style="list-style-type: none"> • The site could have air quality implications towards Clifton Green and therefore a fully Air Quality Assessment would be required to identify specific impacts and measures to be implemented as part of the masterplanning process; • A noise survey to identify the potential effects may be required to determine suitability and screening from adjacent roads.
ST4: Land Adjacent Hull Road/ Grimston	<ul style="list-style-type: none"> • The site need to implement mitigation measures to combat concerns relating to the landscape and setting of the city given the visible location of potential development;

Bar	<ul style="list-style-type: none"> • The site could have air quality implications towards Hull Road (A1079) and therefore a fully Air Quality Assessment would be required to identify specific impacts and measures to be implemented as part of the masterplanning process; • A noise survey may be required to determine suitability and screening from adjacent roads.
ST5: York Central	<ul style="list-style-type: none"> • Air quality issues will need to be assessed and mitigated through consideration and implementation of the low emission policy given the Air Quality Management Areas surrounding the site; • Noise impacts should be identified through a noise survey to determine suitability and screening from the adjacent railway line and in connection with the construction of the site; • The scale and mixed use of the site lends itself well to encouraging training, particularly during the construction phase; • Given the co-location of residential and business uses, it should be encouraged as far as possible, for businesses to recruit locally.
ST6: Land East of Grimston Bar	<ul style="list-style-type: none"> • In order to avoid conflict with landscape issues, this site should only permit development that does not extend beyond the identified boundary towards Grimston Bar roundabout in order to preserve the open character of the land in this area in line with the topography of the area; • Air quality and noise assessments are undertaken to ensure that any identified impacts can be mitigated through design; • Road safety measures need to be implemented to ensure safe passage to the park and ride and local services in light of the duelled carriageway and lack of pedestrian access in this location currently; • An assessment of nature conservation value would be required to understand the biodiversity issues on site and for appropriate mitigation to be identified through any application.
ST7: Land to East of Metcalfe Lane	<ul style="list-style-type: none"> • Air quality and noise assessments will be required. Any adverse effects arising from these should be mitigated, potentially through appropriate buffering; • An assessment of nature conservation value would be required to understand the biodiversity issues on site and in relation to hedgerows for appropriate design and mitigation to be identified through any application;
ST8: Land North of Monks Cross	<ul style="list-style-type: none"> • Ensure that the development takes account of any potential air quality impacts arising from the location of development near to the ring-road. The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel as well as buffering of new potential emission sources. • Noise assessments will be required. Any adverse effects arising from these should be mitigated, potentially through appropriate buffering; • An assessment of nature conservation value would be required to understand the biodiversity issues on site and in relation to hedgerows for appropriate design and mitigation to be identified;
ST9: Land North of Haxby	<ul style="list-style-type: none"> • Air quality and noise assessments will be required. Any adverse effects arising from these should be mitigated, potentially through appropriate

	<p>buffering;</p> <ul style="list-style-type: none"> • An assessment of nature conservation value would be required to understand the biodiversity issues on site and in relation to hedgerows for appropriate design and mitigation to be identified.
ST10: Land at Moor Lane Woodthorpe	<ul style="list-style-type: none"> • There are identified negative impacts in connection with Askham Bogg SSSI and the impact of development on hydrology. This would need to be mitigated prior to the site being taken forward and permission granted; • Other issues relating to biodiversity not in connection with the SSSI should also be explored and not ignored, e.g the hedgerows with appropriate action taken commensurate to the issue identified; • Air quality and noise assessments will be required. Any adverse effects arising from these should be mitigated, potentially through appropriate buffering;
ST11: Land at New Lane, Huntington	<ul style="list-style-type: none"> • The design of the site should incorporate linear openspace to ensure that a distinction is retained between the facilities at Monks Cross South and the residential development to maintain the visual and biodiversity corridor; • Any development will need to sensitively consider the incorporated/adjacent scheduled ancient monument; • Air quality and noise assessments will be required. Any adverse effects arising from these should be mitigated, potentially through appropriate buffering; • Safe linkages should be made to the park and ride.
ST12: Land at manor Heath Road Copmanthorpe	<ul style="list-style-type: none"> • Transport services to the village would need to be improved to promote sustainable travel and minimise impacts on greenhouse gas emissions. Any impacts identified through potential development should be offset; • Noise and air quality assessments will be required. Any adverse effects arising from these should be mitigated, potentially through appropriate buffering.
ST13: Land at Moor Lane Copmanthorpe	<ul style="list-style-type: none"> • Transport services to the village would need to be improved to promote sustainable travel and minimise impacts on greenhouse gas emissions. Any impacts identified through potential development should be offset; • Noise and air quality assessments will be required. Any adverse effects arising from these should be mitigated, potentially through appropriate buffering.
ST14: Land to the North of Clifton Moor	<ul style="list-style-type: none"> • Designating greenbelt land as an area preventing coalescence to the east of Skelton to resist coalescence of the new urban extension and existing village would help to minimise landscape issues identified with this urban extension; • Clifton Airfield SINC would be to be adequately buffered from development to ensure there are no adverse impacts on the sites integrity;
ST15: Whinthorpe	<ul style="list-style-type: none"> • Full air quality and noise impact assessments are required to ensure that there are no detrimental impacts to human health. Design of the site should implement buffering where potential impacts are identified • The development will have to sensitively buffer the adjacent nature conservation sites to limit adverse effects which may cause irrevocable damage to their nature conservation value.

ST16: Terrys Factory	<ul style="list-style-type: none"> • EIA in understanding the key issues regarding environmental impacts; • Full air quality and noise impact assessments are required to ensure that there are no detrimental impacts to human health. Design of the site should implement mitigation such as buffering where potential impacts are identified.
ST17: Nestle South	<ul style="list-style-type: none"> • In order to minimise adverse impacts on prospective residents, management of noise will be required through buffering and other mechanisms to avoid adverse impacts from the adjacent factory use • Any future permissions will need to refer to the outcomes of the initial EIA for the current planning permission in understanding the key issues regarding environmental impacts. • Full air quality assessments are required to ensure that there are no detrimental impacts to human health. Design of the site should implement mitigation such as buffering where potential impacts are identified;
ST18: Monks Cross	<ul style="list-style-type: none"> • Full air quality and noise impact assessments are required to ensure that there are no detrimental impacts to human health. Design of the site should implement mitigation such as buffering where potential impacts are identified.
ST19: Northminster Business Park	<ul style="list-style-type: none"> • Masterplanning should consider the visual impact of new employment/commercial development in this location and mitigates its effects; • The site should connect, as practicable, to the adjacent park and ride facility to promote accessibility from the main urban area to this location sustainably; • The site should minimise impacts on traffic congestion within the vicinity through ensuring that access is attractive by means other than the car, in addition to the park and ride.
ST20: Castle Piccadilly	<ul style="list-style-type: none"> • The site could have air quality implications for the west of the city and therefore a fully Air Quality Assessment would be required to identify specific impacts and measures to be implemented as part of the masterplanning process.
ST21: Naburn Designer Outlet	<ul style="list-style-type: none"> • Should the development require the re-location of the park and ride, it would be recommended that a bus stop is retained as close as possible to the leisure and retail facilities to enable accessibility; • Full air quality and noise impact assessments are required to ensure that there are no detrimental impacts to human health. Design of the site should implement mitigation such as buffering where potential impacts are identified.
ST22: Germany Beck	<ul style="list-style-type: none"> • Air quality and noise assessments will be required. Any adverse effects arising from these should be mitigated, potentially through appropriate buffering; • Identified impacts on heritage assets and the landscape should be mitigated.;
ST23: Derwenthorpe	None
ST24: York College	None

5 Cumulative and Synergistic Effects

5.1 What are cumulative and synergistic effects?

- 5.1.1 This chapter will summarise the cumulative and synergistic impacts of the Preferred Options Local Plan on the sustainability objectives. It will also consider the cross boundary implications for the policies set out in the plan over the plan period.
- 5.1.2 The SEA Directive specifically requires the consideration of cumulative impacts arising from the plan or policies being suggested.
- 5.1.3 An Environmental Report under the SEA Directive should include:
“the likely significant effects (1) 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”
(1) These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects” Annex 1(f)
- 5.1.4 Cumulative effects are the total effects of multiple actions on a receptor (e.g. the combined impacts of several policies together on one objective) and in-combination effects are the effect of objectives or policies on one another. It is anticipated that many of the impacts arising from the Local Plan Preferred Options policies will have both cumulative and in-combination effect given that some policies will likely impact on another. In some cases where negative impacts are identified, these effects may be mitigated through complementary policies within the Local Plan.

5.2 Cumulative Effects Arising From the Preferred Options

- 5.2.1 **Figure 5.1** presents the assessment of the cumulative (and synergistic) effects of the preferred options in the medium to long-term. The short-term cumulative effects have not been identified within **Figure 4.2**, but will be similar for a number of the SA objectives. The exception is the short-term cumulative effects arising as a result of multiple and localised construction activities, for example, increased generation of waste (from building materials), increased levels of transport and congestion and an increase in local air pollution.
- 5.2.2 The cumulative effects of the preferred options (as well as the interaction with other plans and programmes) is difficult to meaningfully or accurately assess. However, our best judgment indicates that most of the SA objectives will experience generally positive effects as a result of the implementation of the Local Plan preferred options.
- 5.2.3 Despite the overall positive effects arising from the preferred options there are some aspects where there may be minor negative effects or mixed effects of some policy areas on some SA objectives. These objectives include biodiversity (SA Objective 8), land use (SA Objective 9), water (SA Objective 10), waste and resource use (SA Objective 11), flood risk (SA Objective 13), cultural heritage (SA Objective 14) and landscape (SA Objective 15) with adverse effects arising from development pressure on environmental assets, increased consumption of resources and emissions to air. In some instances these adverse effects may be exacerbated in the medium term by the preferred option of allowing the market to dictate when sites should come forward. There may be occasions where a site is identified for release in the future because it is dependent on infrastructure which would be delivered in the long term and that

infrastructure would negate environmental effects, such as upgrading sewerage infrastructure, but the market brings the site forward faster than the infrastructure improvements can be implemented.

Figure 5.1: Results of the Cumulative Effects Assessment

SA Objective	Policy Chapters													Cumulative effect of the draft preferred option	Commentary on cumulative effects (including secondary and synergistic effects)	
	Sustainable development	Spatial Strategy	Economy & Retail	Housing growth, distribution and affordability	Community Facilities	Education, Skills and Training	Design and the Historic	Green Infrastructure	Climate Change	Environmental quality	Waste and Minerals	Transport	Infrastructure			
1. Housing	+	++	+	++	++	+	?	+	+	0	0	+	++	++	It is anticipated that the preferred options would have a significant positive effect on the achievement of the SA objective.	
2. Health and Well-being	++	+	+	+	?	++	++	0	++	+	++	+	+	+	++	It is anticipated that the preferred options would have a significant positive effect on the achievement of the SA objective however, care must be taken to ensure delivery of facilities in the most appropriate places and the accessibility of urban extensions.
3. Education and Skills	+	+	++	+	0	++	0	+	+	0	+	+	+	+	+	It is anticipated that the preferred options would have a positive effect on the achievement of the SA objective.
4. Economy	+	++	++	+	+	++	?	+	+	0	0	+	+	++	++	It is anticipated that the preferred options would have a significant positive effect on the achievement of the SA objective. However, there is the potential for positive effects to be reduced as a result of the approach to businesses and industrial uses within residential areas because of restrictions on businesses and also because the costs of infrastructure may affect the viability of schemes that would otherwise deliver economic growth.

SA Objective	Policy Chapters													Cumulative effect of the draft preferred option	Commentary on cumulative effects (including secondary and synergistic effects)				
	Sustainable development	Spatial Strategy	Economy & Retail	Housing growth, distribution and affordability	Community Facilities	Education, Skills and Training	Design and the Historic	Green Infrastructure	Climate Change	Environmental quality	Waste and Minerals	Transport	Infrastructure						
5. Equality and Accessibility	+	++	+	+	++	++	0	+	+	0	+	+	+	+	+	It is anticipated that the preferred options would have a positive effect on the achievement of the SA objective. Conflict may occur when sites suitable for gypsies, travellers and show people sites are identified for other types of accommodation			
6. Transport	++	+	+	+	+	+	?	+	+	+	+	++	+	+	+	It is anticipated that the preferred options would have a positive effect on the achievement of the SA objective. However, further development in key locations would generate more traffic which could lead to congestion particularly within the urban area.			
7. Climate Change	+	+	+	?	+	+	?	+	+	+	+	++	+	+	+	It is anticipated that the preferred options would have a positive effect on the achievement of the SA objective However, meeting development needs will result in increased greenhouse gas emissions as a result of increased vehicle movements, increased fuel consumptions and energy use in new dwellings and premises.			
8. Biodiversity	+	+	-	+	+	-	0	+	0	0	++	+	0	0	+	+	It is anticipated that the effects of the preferred options would be largely positive although there would be mixed effects on the natural environment as a result of the spatial strategy (arising from the increased development pressure on environmental assets), and on housing (as a result of reliance on the market to deliver housing sites).		
9. Land Use	++	+	-	+	-	0	0	0	0	++	+	++	0	0	+	?	0	+	It is anticipated that the preferred options would have a largely positive effect on the achievement of the SA objective however greenfield land would be required to meet future needs which would be adverse.

SA Objective	Policy Chapters													Cumulative effect of the draft preferred option	Commentary on cumulative effects (including secondary and synergistic effects)	
	Sustainable development	Spatial Strategy	Economy & Retail		Housing growth, distribution and affordability	Community Facilities	Education, Skills and Training	Design and the Historic	Green Infrastructure	Climate Change	Environmental quality	Waste and Minerals	Transport			Infrastructure
10. Water Efficiency and Quality	0	+	+	-	-	0	0	0	+	+	+	0	0	++	+	<p>It is anticipated that the preferred options would have a largely positive effect on the achievement of the SA objective</p> <p>However, any increase in housing numbers would result in increased water consumption and the reliance on the housing market may result in sites coming forward earlier than planned even where there is an acknowledged adverse effect on the water environment in the short term.</p>
11. Waste and Resource Use	0	+	+	-	-	0	0	0	+	+	0	+	+	0	+	<p>It is anticipated that the preferred options would have a largely positive effect on the achievement of the SA objective</p> <p>Resource use and waste generation would be increased under this option as a result of an increase in the number of homes and businesses. In addition, providing new infrastructure for sustainable modes of transport and new road capacity could result in the increased resource use and therefore have negative impacts upon this objective.</p>
12. Air Quality	+	+	0	+	+	+	0	+	0	+	+	+	+	++	+	<p>It is anticipated that the preferred options would have a generally positive effect on the achievement of the SA objective however, supporting growth within the City and its surrounding area would result increased traffic and emissions to air both in the short term during construction and in the longer term as a result of increased congestion. This may be exacerbated in the City where some areas already have air quality issues.</p>

SA Objective	Policy Chapters														Cumulative effect of the draft preferred option	Commentary on cumulative effects (including secondary and synergistic effects)	
	Sustainable development	Spatial Strategy	Economy & Retail	Housing growth, distribution and affordability	Community Facilities	Education, Skills and Training	Design and the Historic	Green Infrastructure	Climate Change	Environmental quality	Waste and Minerals	Transport	Infrastructure				
13. Flood Risk	++	+	0	-	+	0	0	0	++	+	0	0	+	++	++	<p>It is anticipated that the preferred options would have a significant positive effect on the achievement of the SA objective</p> <p>However allowing the market to dictate the timescales at which sites come forward means that sites that could have a negative effect on the floodplain come forward for development in the short to medium term, even if allocated for development in 15 years plus.</p>	
14. Cultural Heritage	++	+	+	-	+	-	0	+	++	++	+	+	+	-	+	+	<p>It is anticipated that the preferred options would have a largely positive effect on the achievement of the SA objective.</p> <p>However increased development, and particularly minerals development, may potentially increase pressure on some heritage assets although this will be to a large extent dependent on the location and design of new development.</p>
15. Landscape	++	+	+	+	-	0	+	++	++	+	0	+	-	+	+	+	<p>It is anticipated that the preferred options would have a largely positive effect on the achievement of the SA objective</p> <p>However increased development, and particularly minerals development, may potentially increase pressure on some landscape character although this will be to a large extent dependent on the location and design of new development.</p>

5.3 Cumulative Effects Arising From Other Plans and Programmes

5.3.1 The Local Plan sits within the context of a number of other plans and programmes, both with surrounding local districts and at the county level. The full list is included in **Appendix 8** but includes the following:

- Local Transport Plan for North Yorkshire;
- Harrogate District Sustainable Community Strategy (2008)
- Selby Local Development Framework
- Harrogate Local Development Framework
- Ryedale Local Development Framework
- East Riding Local Development Framework
- Hambleton Local Development Framework
- York Council Housing Strategy
- The Council Plan
- Sustainable Community Strategy (Without Walls)
- Reaching Further: York's Economic Strategy
- Yorkshire Water Resources Management Plan

5.3.2 The cumulative effects arising from the interaction of the policies with other plans and programmes have been considered to ensure that significant cumulative effects on the City of York are considered. No significant negative cumulative effects have been identified, although increased development will bring about adverse effects on transportation (more cars results in more congestion); climate change and air quality (more people results in more emissions from homes, businesses and transport); the natural environment and land resources (land take, particularly from greenfield sites); waste generation (more homes and businesses naturally consume more and therefore waste more) and flood risk (though increased pressure on flood plain and increased area of hard surfaces which accelerate run-off). However, this interaction is likely to be minor and effects could be minimised by low carbon, sustainable transport and resource efficiency measures contained across a number of the Local Plans. It is also noted that, in accordance with the duty to co-operate and through the preparation of joint plans (e.g. Joint Waste and Minerals Local Plan), there may be opportunities for authorities to collaborate on responding to the effects of increased pressure on natural resources, waste creation and carbon emissions through the planning and development of further shared infrastructure and facilities.

6 What Happens Next?

6.1 Consultation

- 6.1.1 This consultation on the Preferred Options Local Plan, Sustainability Appraisal and accompanying evidence base aims to gain comments and feedback on the approach to development in York for the next 15-20 years.
- 6.1.2 The consultation on the Local Plan runs for 8 weeks from the **Wednesday 5th June 2013 until 5pm Wednesday 31st July 2013.**

How to comment on this report

- 6.1.3 This report has been issued alongside the Preferred Options Document. In particular we would like to hear your views as to whether the effects which are predicted (see sections 4 and 5 of this report) are likely and whether there are any significant effects which have not been considered.
- 6.1.4 Comments should be submitted to City of York Council by **5pm Wednesday 31st July 2013.**
- 6.3 A consultation response form can be downloaded from the City of York Council Website www.york.gov.uk/localplan

Please submit any comments you may have to:

York Local Plan
City Of York Council
FREEPOST (Y0239)
Y01 7ZZ

localplan@york.gov.uk

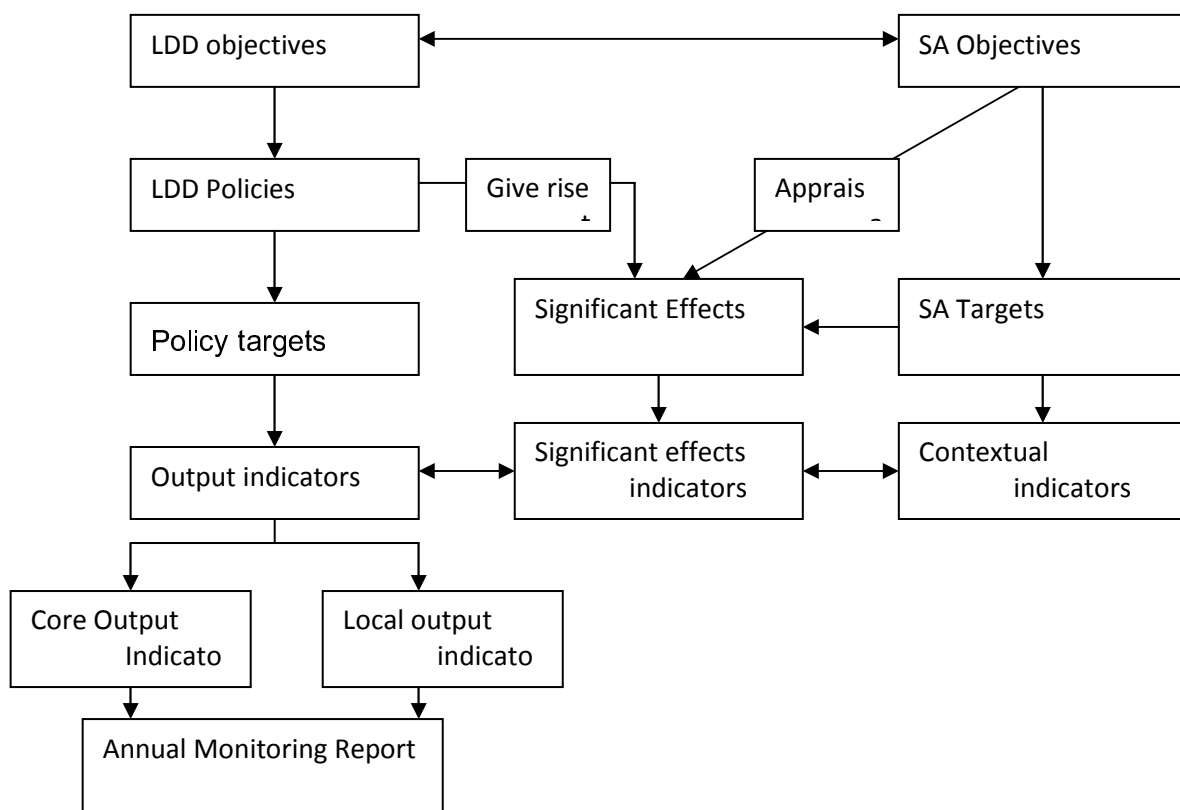
6.2 Post Consultation

- 6.2.1 Following this consultation period officers will assess the comments received and will then go on to produce a submission draft version of the Local Plan. This document will be subject to public consultation ahead of it being submitted to the Secretary of State and following this it will be assessed at an Examination in Public before being adopted by the Council.
- 6.2.2 Sustainability Appraisal will continue to be iterative throughout the updating of the Local Plan. A full appraisal of the policy wording will be undertaken and included within the final SA report submitted alongside the Local Plan upon its next consultation and at the Submission stage. Where new alternatives have been generated between Preferred Options and Submission, these will also be appraised and reported.

6.3 Monitoring

- 6.3.1 Monitoring is a key part of assessing how successful the planning policies are when they adopted and implemented within the authority. The SEA Directive as well as the Planning and Compulsory Purchase Act (2004) require this to be undertaken in order to monitor any significant effects. The Local Plan targets and SA objectives will be monitored through the Annual Monitoring Report (AMR).
- 6.3.2 There is crossover between the indicators used for monitoring the Local Plan Policies and the SA objectives, the relationship of which is explored in Figure 20. The majority of indicators overlap with those already gathered as part of the monitoring process for the AMR and/or have been identified for monitoring the Local Plan policies. It is anticipated that any additional indicators and the SA effects will be monitored as part of the AMR process, which itself monitors performance of the plan. **Appendix 4** sets out the Indicators in relation to the SA Framework.
- 6.3.3 The indicators used originate from the following sources:
- CLG Core Indicators (used to inform the annual monitoring report)
 - Local Indicators (monitored for the Local Plan AMR and within CYC departments)
 - National Performance Indicators
 - National Statistics

Figure 6.1: Local Development Framework Monitoring



6.4 Further Information

6.4.1 If you would like further information regarding the Sustainability Appraisal process please contact the Integrated Strategy team using the details below:

Telephone: 01904 551467

Email: alisonsarah.cooke@york.gov.uk

6.4.2 If you would like further information on York's Local Plan preparation, please contact the integrated Strategy Team using the contact detail below:

Phone: 01904 552255

Email: localplan@york.gov.uk

Appendix 1: Glossary of Terms

Affordable Housing: Affordable housing:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Air Quality: The Air Quality Strategy for England, Scotland, Wales and Northern Ireland sets maximum objectives (targets) for the following pollutants: Benzene, 1-3 Butadiene, Carbon Monoxide, Lead, Nitrogen dioxide, Particles (PM10), Sulphur dioxide and Polycyclic aromatic hydrocarbons. These pollutants, which largely result from traffic and industrial processes, are monitored and the identified levels are used to measure air quality.

Allocated site: Site identified in the Plan for a specific use.

Annual Monitoring Report (AMR): part of the *Local Development Framework*, the annual monitoring report will assess the implementation of the Local Development Scheme and the extent to which policies in *Local Development Documents* are being successfully implemented.

AONB : Areas of Outstanding Natural Beauty

Aquifer: Rock, which provides a natural underground store for water.

Archaeological Sites: Evidence of the past development of our civilisation, including places of worship, defence installations, burial grounds, farms and fields, housing and sites of manufacture.

Area Action Plan: used to provide a planning framework for areas of change and areas of conservation. Area Action Plans will have the status of *Development Plan Documents*.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Biodiversity - the different plants, animals and micro-organisms, their genes and the ecosystems of which they are a part.

Biodiversity Action Plan (BAP): A plan prepared by the Council and nature conservation organisations to reverse the decline in the variety of species of animals and plants.

Biomass: is the shared description for the controlled release and use of the energy potential locked up in **trees and plants** – straw, reeds or willow - or created as a part of regularly recurring natural processes – the bi-products of the process of decomposition or the bacterial **digestion** of natural things i.e. sewerage, various farm wastes or decaying material such as garden clippings and/or other largely natural materials such as paper.

Birds Directive: Council Directive 79/409/EEC on Conservation of wild birds, commonly referred to as the Birds Directive.

Brownfield land or site: Brownfield land is another term for previously developed land, or land that contains or contained a permanent structure and associated infrastructure.

Carbon Emissions - Emissions to the atmosphere principally from the burning of fossil fuels and deforestation.

Cofiring - Cofiring is a near term, low-cost option for efficiently and cleanly converting biomass to electricity by adding biomass as a partial substitute fuel in high-efficiency coal boilers.

Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Community Strategy: the plan which local governments are required to prepare through community partnerships.

Contaminated Land: Statutorily defined as 'any land which appears to the local authority in whose area it is situated to be in such a condition by reason of substances in, on or under the land that – a) significant harm is being caused or there is a significant possibility of such harm being caused; or b) pollution of controlled waters is being or is likely to be caused'.

Core Strategy: Core document within the *Local development Framework*, which set out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. The Core Strategy previously has the status of a *Development Plan Document*.

Development Plan: A development plan is an aspect of town and country planning in the United Kingdom comprising a set of documents that set out the local authority's policies and proposals for the development and use of land in their area. The development plan guides and informs day-to-day decisions as to whether or not planning permission should be granted. The *National Planning Policy Framework* (NPPF) dictates that authorities should produce a *Local Plan* as its main Development Plan. This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Ecological Footprint (Ecofootprint): a measure of the land area (in global hectares or gha) that is required to sustain human activity, including through food production and transport, provision of resources, energy generation, waste assimilation and greenhouse gas generation. Calculating an ecofootprint helps to explore and understand our impact on the environment and the planet, and to identify ways to reduce it.

Economic development: Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Ecological networks: These link sites of biodiversity importance.

Ecosystem services: The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.

Environmental Impact Assessment (EIA): a systematic procedure to determine the likely significant effects of a proposed development project on the environment. The EIA is prepared by and is the responsibility of the applicant and the resulting documentation is termed an 'Environmental Statement'. The EIA aims to ensure the likely environmental effects of proposed developments are highlighted at an early stage in the process to assist the decision-making authority in determining planning permission.

Geodiversity: The range of rocks, minerals, fossils, soils and landforms.

Greenhouse Gases (GHG) – a group of gases that absorb solar radiation, storing some of the heat in the atmosphere. The major natural greenhouse gases are water vapor, carbon dioxide, and ozone. Other greenhouse gases include, but are not limited to: methane, nitrous oxide, sulfur hexafluoride, and chlorofluorocarbons.

Green infrastructure: 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.

Historic Environment/Assets: refers to the historic buildings, streetscapes, landscapes and parks, which together form an important aspect of the character and appearance of York.

Ground source heat pumps (GSHP)- transfer heat from the ground into a building to provide space heating and, in some cases, to pre-heat domestic hot water. They rely on the absorption of the heat produced by the sun being drawn into a compression unit with an evaporator coil heat exchanger which works like a fridge in reverse; making it possible to produce heat from external air temperatures of as little as -15°C , or constant UK ground (12°C), or water temperatures.

Habitats Directive: Council Directive 92/43/EEC 21st May 1992 on the Conservation of natural habitats and wild fauna and flora.

Habitats Regulations Assessment: The Habitats Regulations Assessment is required under the European Directive 92/43/EEC on the Conservation of natural habitats and wild fauna and flora' for plans that may have an impact on sites designated at a European level for nature conservation.

Hydroelectric power - Hydroelectric power is electricity produced from the energy of falling water. The basic theory of hydroelectricity is to harness the potential energy within falling water. The potential energy

is harnessed with the same principles used by a water wheel, the force of gravity makes the water fall making the wheel turn.

Issues and Options: produced during the early production stage of the preparation of *Development Plan Documents* and may be issued for consultation.

Landscape - means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.

Landscape policy – means an expression by the public authorities of the need to frame an official policy on landscape. It sets out the basic general principles, strategies and guidelines that permit the specific measures aimed at the protection, management and planning of landscapes.

Landscape quality objective – means for a specific landscape (once a particular landscape has been identified and described) a detailed statement of the characteristics which local people want recognised in their surroundings.

Landscape protection – actions to conserve and maintain the significant or characteristic features of a landscape.

Landscape management – means action from a perspective of sustainable development, to ensure the regular upkeep of a landscape, so as to guide and harmonise change which are brought about by social, economic and environmental processes.

Landscape planning means strong forward-looking action to enhance, restore or create landscapes

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Development Document (LDDs): the collective term in the Act for *Development Plan Documents*, *Supplementary Planning Documents* and the *Statement of Community Involvement*.

Local Development Framework (LDFs): the name for the portfolio of *Local Development Documents* required under the previous planning system, which is now superseded by the National Planning Policy Framework. It did consist of *Development Plan Documents*, *Supplementary Planning documents*, a *Statement of Community Involvement*, the *Local Development Scheme* and *Annual Monitoring Reports*. Together these documents formed the framework for delivering the spatial planning strategy for a local authority area and may also include local development orders and simplified planning zones.

Local Development Scheme (LDS): sets out the programme for preparing *Local Development Documents*. All authorities must submit a Scheme to the Secretary of State for approval within six months of the commencement of the Act.

Local Nature Reserves (LNRs): All LNRs are owned or controlled by local authorities and some, but not all, are SSSIs. Local authorities consult English Nature on all new proposals for LNRs in England.

Local Plan: A document which forms part of the *Development Plan* for a specified area. The Local Plan consists of a written statement and a proposals map. It sets out detailed policies and proposals for the development and use of the land within the District. Local Plans are prepared by local planning authorities at District level, following statutory procedures, including public consultation exercises and an examination in public. This is required under the *National Planning Policy Framework (NPPF)*.

Local Strategic Partnership: an over arching partnership of key stakeholders responsible for producing the Community Strategy for the city.

Local Transport Plan (LTP): 5-year strategy prepared by each local authority for the development of local, integrated transport, supported by a programme of transport improvements. It is used as a bid to Government for funding transport improvements.

Mitigation measures: Actions to prevent, avoid or minimise the actual or potential adverse effects of a development, action, project, plan, policy etc.

National Planning Policy Framework: The National Planning Policy Framework sets out the government's planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. This document sets out the requirement for local planning authorities to complete a *Local Plan*.

Natura 2000: A European Union wide network of nature protection areas established under the 1992 Habitats Directive. It is comprised of Special Areas of Conservation (SAC) designated by Member States under the Habitats Directive and also Special Protection Areas (SPAs) designated under the 1979 Birds Directive. These sites are part of a range of measures aimed at conserving important or threatened habitats and species.

Neighbourhood plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Offshore wind – wind turbines situated a distance from the shore

Onshore – wind turbines situated near or in the sea

Photovoltaic – solar cells which directly convert sunlight into electricity, are made of semi conducting materials.

Pollution: Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Preferred Options: A report on the Council's Preferred Options will offer alternative proposals and policy options for consultation over 6 weeks, however the Council will highlight those options which it feels is most appropriate and why alternatives discarded.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development

control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Proposals Map: the adopted proposals map illustrates on a base map, (reproduced from, or based upon a map to a registered scale) all the policies contained in the *Development Plan Documents*, together with any saved policies. It must be revised each time each new *Development Plan Documents* is adopted, and it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted proposals map accompany submitted *development plan documents* in the form of a submission proposals map.

RAMSAR: The UK Government signed the Convention on Wetlands of International Importance Especially as Waterfowl Habitat (the Ramsar convention) in 1973. Under the Convention the Government is committed to designate 'Wetlands of International Importance' (Ramsar sites) and to use the wetlands within its territory wisely.

Regional Spatial Strategy (RSS): sets out the region's policies in relation to the development and use of land and forms part of the development plan for local planning authorities. Planning Policy Statement 11 'Regional Spatial Strategies' provides detailed guidance on the function and preparation of Regional Spatial Strategies.

Renewable Energy: Term used to describe energy that occurs naturally and repeatedly in the environment – e.g. energy from the sun, wind, water, land, plant material. Combustible or digestible waste materials are also regarded as renewable sources of energy.

SEA Directive: European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Site Allocations: allocation of development sites for specific or mixed uses or development to be contained in a DPD. Policies will identify any specific requirements for individual proposals.

Solar Water Heating (SWH) - is a system for heating water using energy from the sun. Solar energy is collected by a panel, which is connected by pipes to a hot water storage device such as a hot water cylinder.

Special Area of Conservation (SAC): SACs are areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

Special Protection Areas (SPA): The Government is bound by the European Communities Council Directive of April 1979 on the Conservation of Wild Birds. Under this directive the Government has to designate Special Protection Areas to conserve the habitat of certain rare or vulnerable birds (listed under the directive) and regularly occurring migratory birds. It has to avoid any significant pollution or disturbance to or deterioration of these designated sites.

Sites of Special Scientific Interest (SSSIs):

Sites of Special Scientific Interest are notified by English Nature because of their plants, animals, or geological or physiographical features. Most SSSIs are privately owned or managed. About 40% are owned or managed by public bodies such as the Forestry Commission, Ministry of Defence and The Crown Estate, or by the voluntary conservation movement.

Statement of Community Involvement (SCI): sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. The Statement of Community Involvement is not a *development plan document* but is subject to an independent examination.

Strategic Environmental Assessment (SEA): a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.

Strategic Flood Risk Assessment: is a planning tool, which is used to assess flood risk within an area. It is designed to inform the spatial planning process of relevant issues of flood risk.

Sustainability Appraisal (SA): tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for all local development documents.

Sustainable Development: environmentally responsible development, commonly defined as 'development, which meets the needs of the present generation without compromising the ability of future generations to meet their own needs'.

Sustainable energy - Energy which is replenishable within a human lifetime and causes no long-term damage to the environment or future generations.

Supplementary planning documents: Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Wind turbines – convert power in the wind into electrical energy using rotating wing-like blades which drive a generator.