



Local Plan Preferred Options

**SUSTAINABILITY APPRAISAL
APPENDICES**

June 2013

Appendix 2: Review of Relevant Plan, Policies and Programmes

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SUMMARY OF PLANS, PROGRAMMES AND POLICIES REVIEWED

	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 Directive 2001/42/EC	European Sustainable Development Strategy June 2001	European Directive Performance of buildings 2001/91/EC	European Environmental Noise 2002/49/EC
International	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 European on the Protection of 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 (LGYH, 2011)	Yorkshire Water 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 2011-15	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

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
INTERNATIONAL/EUROPEAN CONTEXT			
The Johannesburg Declaration on Sustainable Development			
States a commitment to building a humane, equitable and caring global society	Key commitments <ul style="list-style-type: none"> ➤ Sustainable production and consumption Renewable energy and energy efficiency Produce chemicals in ways that do not lead to significant adverse effects on human health and the environment Develop integrated water resources management and water efficiency plans by 2005 	<ul style="list-style-type: none"> ➤ Plan policies to support overall objectives 	<ul style="list-style-type: none"> ➤ Check that the commitments are reflected in the sustainability appraisal framework
Kyoto Climate Change Protocol			
Established to limit the emissions of greenhouse gases	Reduce greenhouse gas emissions by 5% of 1990 levels by 2008-12 UK has an agreement to reduce greenhouse gas emissions by 12.5% below 1990 levels by 2008-12 and a national goal to a 20% reduction in carbon dioxide emissions below 1990 levels by 2010	<ul style="list-style-type: none"> ➤ Consider how the plan can contribute to the objectives and targets of the protocol 	<ul style="list-style-type: none"> ➤ Check that the requirements of the protocol are reflected in the sustainability appraisal framework
UN Convention on Human Rights			
Details the basic civil and political rights of individuals and nations	The rights of an individual to: Legal recourse when their rights have been violated, even if the violator was acting in an official capacity The right to privacy and protection of privacy by law Freedom of opinion and expression Freedom of assembly and association	<ul style="list-style-type: none"> ➤ Ensure the plan does not violate any human rights 	<ul style="list-style-type: none"> ➤ Ensure the SA does not violate any human rights
European Spatial Development Perspective 97/150/EC			
Based on the EU aim of achieving a balanced and sustainable development, in particular by strengthening economic and social cohesion	Economic and social cohesion Conservation of natural resources and cultural heritage More balanced competitiveness of the European To achieve more spatially balanced development, these goals must be pursued simultaneously in all regions of the EU and their interactions taken into account territory	<ul style="list-style-type: none"> ➤ The LDF policies should provide a sustainable spatial vision 	<ul style="list-style-type: none"> ➤ Check that objectives are reflected in sustainability appraisal framework
EC Directive on the Conservation of Natural Habitats of Wild Fauna and Flora (92/43/EEC, 1992)			

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<p>Member states are required to take legislative and administrative measures to maintain and restore natural habitats and wild species at a favourable conservation status in the community.</p> <p>Requires assessment of the impact and implications of any plan or project that is likely to have a significant impact on a designated site.</p>	<ul style="list-style-type: none"> ➤ A coherent European network of special areas of conservation shall be set up under the title Natura 2000 ➤ Article 10 states that member states 'where they consider it necessary' should use land use planning in particular to encourage management of feature of the landscape which are of major importance for wild flora and fauna, with a view to improving the ecological coherence of the Natura 2000 network. 'Such feature are those which, by virtue of their linear and continuous structure, or their function as stepping stones, are essential for the migration, dispersal and genetic exchange of wild species' 	<ul style="list-style-type: none"> ➤ The plan policies should protect and enhance important habitats and the links between them in the Joint Plan area 	<ul style="list-style-type: none"> ➤ The SA will take into account the conservation status of Natura 2000 sites within the Joint Plan area and will seek to identify measures to further maintain and restore natural habitats, particularly those which improve the ecological coherence of the Natura 2000 network ➤ The HRA will also help ensure that significant effects are not likely to occur to special areas of conservation
European Directive on the Conservation of Wild Birds (2009/147/EC)			
<p>Member States have a duty to sustain populations of naturally occurring wild birds by sustaining areas of habitats in order to maintain populations at ecologically and scientifically sound levels with the encouragement of various activities to that end. This applies to birds, their eggs, nests and habitats.</p>	<ul style="list-style-type: none"> ➤ No targets 	<ul style="list-style-type: none"> ➤ Plan policies to support overall objectives and requirements of the Directive. Consideration for the vulnerabilities to wild birds from development and growth. 	<ul style="list-style-type: none"> ➤ The SA will consider the impacts of the LDF on wild bird populations. The requirements of the Directive should be reflected in the SA framework.
European Directive Nitrates (91/676/EEC)			
<p>Reducing water pollution caused or induced by nitrates from agricultural sources; and Prevent further such pollution</p>	<ul style="list-style-type: none"> ➤ No targets 	<ul style="list-style-type: none"> ➤ Plan policies to support overall objectives and requirements of the Directive 	<ul style="list-style-type: none"> ➤ Check that the requirements of the Directive are reflected in the Sustainability Framework
European Directive Water Framework (2000/60/EC)			
<p>Enhance waterways and wetlands throughout Europe Make sure we use water in a sustainable way</p>	<ul style="list-style-type: none"> • Requires all inland and coastal waters to reach "good status" by 2015 	<ul style="list-style-type: none"> • Plan policies to support overall objectives and requirements of the Directive 	<ul style="list-style-type: none"> • The SA will include objectives for water quality and ecological status of inland water

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Reduce groundwater pollution Lessen the effects of floods and droughts Protect and restore aquatic ecosystem. Requires the Environment Agency to prepare and publish River Basin Management Plans (RBMPs) by 2009 to promote sustainable water management			bodies and supply issues.
European Waste Framework Directive (2008/98/EC)			
➤ At the heart of the revised Waste Framework Directive is the updated waste hierarchy to "encourage" waste prevention, in the first instance, and then recovery through reuse, recycling or reclamation, the revised Directive outlines a new hierarchy which should act as a "priority order" in waste prevention, legislation and policy. This means all decisions on waste policy, infrastructure and management will be expected to take the hierarchy into account.	The targets in the Directive are: <ul style="list-style-type: none"> • to recycle or prepare for reuse 50% of household waste by 2020 • to reuse, recycle or recover 70% of non-hazardous C&D waste by 2020 Alongside this, the Directive details a requirement to set up separate collection of "at least the following: paper, metal, plastic and glass", from the household waste stream by 2015.	➤ Plan policies to support overall objectives and requirements of the Directive	➤ Check that the requirements of the Directive are reflected in the Sustainability Framework
European Directive EIA (2003/35/EC)			
➤ Requires assessment of the effect of certain public and private projects on the environment prior to authorisation. It forms an integral part of the planning for development projects and application process.	➤ No targets	➤ Plan policies to support overall objectives and requirements of the Directive	➤ Ensure that sustainability appraisal and 'appropriate assessments' are carried out for sites in locations where development could negatively impact on the environment
European SEA Directive (2001/42/EC)			
➤ Ensure that environmental consequences of certain plans and programmes are identified and assessed during their preparation and before their adoption		➤ Plan policies to support overall objectives and requirements of the Directive	➤ Ensure that 'appropriate assessments' are carried out for sites in locations where development could negatively impact on the environment
Environmental Noise Directive 2002/49/EC			

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>Monitor the environmental problem by drawing up strategic noise maps Informing and consulting the public about noise exposure, its effects and the measures considered to address noise Addressing local noise issues by requiring Local Authorities to draw up action plans to reduce noise where necessary and maintain environmental noise where it is good Developing a long term EU strategy</p>	<p>➤ Permissible power sound levels are listed</p>	<p>➤ The LDF will have to comply with Noise Action Plans</p>	<p>➤ The SA objectives should address noise reduction</p>
Directive 2008/50/EC Ambient air quality and cleaner air for Europe			
<p>Establishes mandatory standards for air quality. The directive merges the Air Quality Directives and Daughter Directives into a single directive on air quality. It sets standards and target dates for reducing concentrations of fine particles, which together with coarser particles known as PM₁₀ already subject to legislation, are among the most dangerous pollutants for human health.</p>	<p>Requirement to reduce exposure to PM_{2.5} in urban areas by an average of 20% by 2020 based on 2010 levels. It obliges them to bring exposure levels below 20 micrograms/m³ by 2015 in these areas. Throughout their territory Member States will need to respect the PM_{2.5} limit value set at 25 micrograms/m³. This value must be achieved by 2015 or, where possible, already by 2010.</p>	<p>➤ Plan policies to support overall objectives and requirements of the Directive</p>	<p>➤ The SA should include objectives for air quality and ensure that the requirements of the Directive are reflected in the SA framework</p>
Aarhus Convention 1998 (The UN Economic Commission for Europe Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters)			
<p>➤ Establishes a number of rights of the public (citizens and their associations) with regard to the environment. Public authorities (at national, regional or local level) are to contribute to allowing these rights to become effective</p>	<p>➤ The right of everyone to receive environmental information that is held by public organizations ➤ Public authorities are obliged to actively disseminate environmental information in their possession ➤ The right to participate from an early stage in environmental decision-making The right to challenge, in a court of law, public decisions that have been made without respecting the two aforementioned rights or environmental law in general</p>	<p>➤ Production of Statement of Community Involvement (SCI)</p>	<p>➤ Production of Sustainability Report in consultation with relevant organisations in accordance with Government Guidance and the Statement of Community Involvement</p>
European Sustainable Development Strategy (ESDS) – European Commission 2006			

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<p>➤ Achieving sustainable development requires economic growth that supports social progress and respects the environment. The strategy argues that in the long term economic growth, social cohesion and environmental protection must go hand in hand.</p>	<p>The main aims of the strategy are (there are no specific targets):</p> <ul style="list-style-type: none"> ➤ To limit climate change and increase the use of clean energy ➤ To address threats to public health ➤ To manage natural resources more responsibly ➤ To improve the transport system and land-use management 	<p>➤ LDF policies should provide a sustainable spatial vision and reflect the aim of this strategy</p>	<p>➤ The SA will consider long term sustainability in accordance with guidance on this issue</p>
EU Sixth Environmental Action Plan 1600/2002/EC			
<p>Priority Areas: Climate Change Nature and Biodiversity Environment and Health and Quality of Life Natural Resources and Waste The objectives, priorities and actions of the Programme should contribute to sustainable development in the candidate countries</p>	<p>➤ For each of these areas key objectives and certain targets are identified with a view to achieving the main targets</p>	<p>➤ Plan policies to support the primary areas of the action plan</p>	<p>➤ Check that the requirements of the Directive are reflected in the SA framework</p>
EU Biodiversity Strategy (2011)			
<p>In May 2011, the European Commission adopted a new strategy to halt the loss of biodiversity and ecosystem services in the EU by 2020, in line with the commitments made at the 10th meeting of the Convention on Biological Diversity (CBD) held in Nagoya, Japan in 2010.</p> <p>The strategy includes a new vision: "By 2050, European Union biodiversity and the ecosystem services it provides – its natural capital – are protected, valued and appropriately restored for biodiversity's intrinsic value and for their essential contribution to human wellbeing and economic prosperity, and so that catastrophic</p>	<p>The strategy contains six targets and 20 actions. The six targets cover:</p> <ul style="list-style-type: none"> • Full implementation of EU nature legislation to protect biodiversity • Better protection for ecosystems, and more use of green infrastructure • More sustainable agriculture and forestry • Better management of fish stocks • Tighter controls on invasive alien species • A bigger EU contribution to averting global biodiversity loss 	<p>➤ Plan policies to support the primary areas of the action plan</p>	<p>➤ Check that the requirements of the Directive are reflected in the SA framework</p>

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changes caused by the loss of biodiversity are avoided".			
EU Landfill Directive 99/31/EC			
The Directive's overall aim is to prevent or reduce as far as possible negative effects on the environment, in particular the pollution of surface water, groundwater, soil and air, and on the global environment, including the greenhouse effect, as well as any risk to human health, from the landfilling of waste.	The Directive sets targets to reduce the amount of biodegradable municipal waste landfilled. These targets are: By 2010 to reduce biodegradable municipal waste landfilled to 75% of that produced in 1995; By 2013 to reduce biodegradable municipal waste landfilled to 50% of that produced in 1995 and by 2020 to reduce biodegradable municipal waste landfilled to 35% of that produced in 1995.	➤ Plan policies to support overall objectives and requirements of the Directive	➤ The SA should include objectives for waste management and ensure that the requirements of the Directive are reflected in the SA framework
Directive 2008/1/EC Integrated Pollution Prevention and Control (The IPPC Directive)			
This directive sets out a set of common rules on permitting for industrial installations. The IPPC Directive is about minimising pollution from various point sources throughout the EU.		➤ Plan policies to support overall objectives and requirements of the Directive	The SA should include objectives for waste management and ensure that the requirements of the Directive are reflected in the SA framework
United Nations Millennium Declaration (2000)			
From this declaration there were 8 Millennium Development goals that bind countries to do more and join forces in the fight against poverty, illiteracy, hunger, lack of education, gender inequality, child and maternal mortality, disease and environmental degradation.	Targets: By 2015 all 191 UN Members states have pledged to meet these goals: ➤ Halve the proportion of people living on less than a dollar a day and those who suffer from hunger ➤ Ensure all boys and girls complete primary school ➤ Eliminate gender disparities in primary and secondary education by preferably by 2005 and at all levels by 2015 ➤ Reduce by two thirds the mortality rate among children under five ➤ Reduce by three quarters the ratio of women dying in childbirth ➤ Halt and begin to reverse the spread of HIV/AIDS and the incidence of malaria and other major diseases ➤ Integrate the principles of sustainable development into	Many of these details are incorporated into national strategies and policy guidance which should be taken into account in the LDF.	The SA should have regard for the goals set out and aim to help work towards the targets.

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	<p>country policies and programmes and reverse the loss of environmental resources</p> <ul style="list-style-type: none"> ➤ Reduce by half the proportion of people without access to safe drinking water ➤ By 2020, achieve significant improvement in the lives of at least 100 million slum dwellers. 		
RAMSAR Convention on Wetlands of International Importance, especially waterfowl habitat (1971)			
<p>The convention on wetlands, signed in Ramsar, Iran is an intergovernmental treaty which provides the framework for national action and international co-operation for the conservation and wise use of wetlands and their resources. There are currently 138 Contracting Parties to the Convention, with 1368 wetland sites. More recently the convention has broadened its scope to recognise that wetlands as ecosystems are extremely important for biodiversity conservation in general and for the well being of human communities.</p>	<p>The convention makes the following commitments</p> <ul style="list-style-type: none"> ➤ Article 2: Signatories will designate wetland sites to be included in the list of wetlands of international importance and promote conservation and wise use of these ➤ Article 3: Under the Convention there is an obligation for Contracting parties to include wetland conservation considerations in their national land-use planning. ➤ Article 4: Contracting parties have also undertaken to establish nature reserves in wetlands, whether or not they are included in the Ramsar list, and they are also expected to promote training in the fields of wetland research, management and stewardship. 	<p>The LDF must account for areas that are designated wetland sites.</p>	
Renewable Energies Directive 2009/28/EC			
<p>This Directive builds upon a previous directive which set targets for renewable energy production. The Directive requires each member state to increase its share of renewable energies - such as solar, wind or hydro - in the bloc's energy mix to raise the overall share from 8.5% today to 20% by 2020. A 10% share of 'green fuels' in transport is also included within the overall EU target</p>	<p>Target: Each Member state should increase its share of renewables by 5.5% on 2005 levels. For the UK this is an increase from 1.3 to 15%.</p>	<p>The LDF should encourage the production of renewable energy.</p>	
European landscape Convention (Florence Convention)			

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<p>The ELC defines landscape as: “An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.” (Council of Europe 2000)</p> <p>The definition applies to the whole territory of states including all urban and periurban landscapes, towns, villages and rural areas, the coast and inland areas. It applies to ordinary or even degraded landscape as well as those areas that are outstanding or protected. Furthermore the ELC argues that the protection, management and planning of all landscapes in Europe is a task not just for governments but for all sectors of civil society, entailing ‘rights and responsibilities for everyone’.</p>	<p>raising awareness of the value of landscapes among all sectors of society, and of society's role in shaping them; promoting landscape training and education among landscape specialists, other related professions, and in school and university courses;</p> <p>the identification and assessment of landscapes, and analysis of landscape change, with the active participation of stakeholders;</p> <ul style="list-style-type: none"> ➤ setting objectives for landscape quality, with the involvement of the public; ➤ the implementation of landscape policies, through the establishment of plans and practical programmes. 	<p>This convention has been translated into different UK legislation which the Local Plan should take account of.</p>	<p>SA should include objectives which relate to the protection and enhancement of landscape.</p>
European Convention on the Protection of the Archaeological Heritage (Revised) (Valetta Convention, 1995)			
<p>The new text makes the conservation and enhancement of the archaeological heritage one of the goals of urban and regional planning policies. It is concerned in particular with arrangements to be made for co-operation among archaeologists and town and regional planners in order to ensure optimum conservation of archaeological heritage.</p> <p>The Convention sets guidelines for the funding of excavation and research work and publication of research findings. It also deals with public access, in particular to archaeological sites, and educational actions to be undertaken to develop public awareness of the value of the archaeological heritage.</p>	<p>This convention aims for the recognition and protection of archaeological and heritage assets.</p> <p>Article 5 states: “Each party undertakes to seek to reconcile and combine the respective requirements of archaeology and development plans by ensuring that archaeologists participate in planning policies designed to ensure well-balanced strategies for the protection, conservation and enhancement of sites of archaeological interest”.</p>	<p>The Local Plan should take account of preserving archaeological heritage</p>	<p>Archaeological sites can be potentially damaged through development. The plan should take account of preserving archaeological heritage. Archaeological heritage should be considered in the SA Framework.</p>

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<p>Finally, the Convention constitutes an institutional framework for pan-European co-operation on the archaeological heritage, entailing a systematic exchange of experience and experts among the various States. The Committee responsible for monitoring the application of the Convention assumes the role of strengthening and co-ordinating archaeological heritage policies in Europe.</p>			
NATIONAL CONTEXT			
UK Sustainable Development Strategy “Securing the Future” (ODPM 1999/2005)			
<p>Four Aims of the 1999 strategy:</p> <ul style="list-style-type: none"> ➤ Social progress that recognises the needs of everyone ➤ Effective protection of the environment ➤ Prudent use of natural resources ➤ Maintenance of high and stable levels of economic growth and employment <p>These have now been strengthened through the review of the strategy incorporating a framework to enhance the achievement of the original aims.</p>	<ul style="list-style-type: none"> ➤ Sets out a number of key indicators <p>The framework has a set of overarching principles. These principles will form the basis for policy in the UK. For a policy to be sustainable it must respect all five of these principles:</p> <ul style="list-style-type: none"> ➤ Living within environmental limits ➤ Ensuring a strong, healthy and just society ➤ Achieving a sustainable economy ➤ Promoting good governance <p>Using sound science responsibly</p>	<p>Plan policies should support the aims of the strategy</p> <p>Provide a sustainable spatial vision. Provide sustainable spatial policies</p>	<p>The strategy will provide guidance and inform the whole SA process</p> <p>The indicators maybe included in the SA and inform baseline data and monitoring</p> <p>Incorporate relevant indicators into monitoring where appropriate</p>
Mainstreaming Sustainable Development: the Government’s vision and what this means in practice (Defra 2011)			
<p>Builds on Securing the Future and sets out the refreshed vision of the Coalition Government for sustainable development and what this means in practice.</p> <p>“The coalition Government is committed to sustainable development (SD). This means making the necessary decisions now to realise</p>	<p>No specific targets for the plan, however the vision and actions for the Department for Communities and Local Government for a low carbon and eco-friendly economy are implemented via other national plans and guidance, particularly the National Planning Policy Framework.</p>	<p>Although there are no specific targets relevant to this plan, several areas for action can be supported by the Joint Plan. These include ‘building a big society’, ‘protecting and enhancing the natural environment, ‘action to tackle</p>	<p>The Sustainability Appraisal will need to recognise the Government’s vision and the SA objectives will also need to be consistent with it.</p>

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<p>our vision of stimulating economic growth and tackling the deficit, maximising wellbeing and protecting our environment, without negatively impacting on the ability of future generations to do the same. These are difficult times and tough decisions need to be made. This Government believes in going beyond the short term with eyes fixed firmly on a long term horizon shift in relation to our economy, our society and the environment”.</p> <p>Sets out key areas where the Government will take action. These are:</p> <ul style="list-style-type: none"> -Sustainable development in government -Green economy -Action to tackle climate change -Protecting and enhancing the natural environment -Fairness and improving wellbeing -National and international sustainable development -Building a Big Society -Business planning -Operations and procurement commitments -Transparency and public accountability 		climate change’ and ‘green economy’.	
Planning and Compulsory Purchase Act 2004			
Sets out the legal framework for the production of local development documents		The Local Plan will need to be produced in accordance with the Act	Need to integrate SA into the plan preparation process set out in the 2004 Act
Planning Act 2008 and amendments 2012			
This Act introduced a new stream-lined system for decisions on applications to build nationally significant infrastructure projects	None	The LDF will need to take account of the considerations within the Bill. LAs will also be	The SA forms the statutory appraisal of the Local Plan, as per the NPPF resulting from

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<p>(NSIPs) in England and Wales, alongside further reforms to the town and country planning system and the introduction of a Community Infrastructure Levy (CIL).</p> <p>Amendments in 2012 revised the approach to Permitted Development rights</p>		<p>able to apply the CIL. The application of new permitted development rights also needs to be considered.</p>	<p>the Act.</p>
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012			
<p>The Regulations (a) consolidate the existing Town and Country Planning (Local Development) (England) Regulations 2004 and the amendments made to them; and (b) make new provision and amendments to take account of the changes made by the Localism Act 2011.</p> <p>The policy aim behind the new regulations is to reflect the reforms set out in the Localism Act 2011, consolidate the changes made to the 2004 Regulations into a single document; and ensure the new regulations are as effective and simple as possible.</p>	<p>In particular, the Act-</p> <ul style="list-style-type: none"> • inserts a duty to co-operate into section 33A of the 2004 Act; • removes the requirement to submit the local development scheme (a document which sets out the list of planning documents for the area and the dates by which they will be reviewed and revised) to the Secretary of State and, in the case of authorities in London, to the Mayor of London, and amends their powers in relation to such schemes; • amends the provisions for independent examination so the examiner must consider whether the authority had complied with the duty to co-operate and provides that the examiner may only recommend modifications if requested to do so; • gives the local planning authority a power to withdraw a local plan after it has been submitted to examination but before adoption (previously this was only possible if directed to withdraw by the examiner or the Secretary of State), but the Secretary of State retains the power to direct that a local plan is withdrawn; • makes amendments to the provisions relating to adoption of local plans to mesh with the new provisions on examiners' modifications; • amends the monitoring report provisions for local plans to give local planning authorities more flexibility as to when they prepare the reports and how often. 	<p>The Local Plan must be prepared in accordance with the regulations</p>	<p>The SA should accompany the Local Plan and accord with the regulations.</p>
Localism Act 2011			

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<p>The Localism Act gives greater powers to councils and neighbourhoods and gives more control over housing and planning decisions. The five key measures in the Localism Act intended to decentralise power are:</p> <ul style="list-style-type: none"> • Community Rights • Neighbourhood planning • Housing • General power of competence • Empowering cities and other local areas 	<p>According to Government, the effect of the Act will be to:</p> <ul style="list-style-type: none"> • Give more freedom and flexibility to local government. • Give new rights and powers to local communities, making it easier for them to improve local services and save important local facilities. • Reform the planning system, putting more power in local peoples' hands. • Ensure that housing decisions are taken locally. <p>The Localism Act contains provisions intended to simplify and clarify the planning system, including the abolition of regional strategies, a duty to cooperate (for neighbouring local authorities over planning issues), neighbourhood planning and the community right to build.</p>	<p>The Local Plan will have to ensure that the plan is locally evidenced and feeds in local aspirations for housing and growth. There will be greater emphasis on joint working and the policies adopted with the removal of regional government.</p>	<p>The SA will need to ensure that it uses up-to-date local evidence to support its analysis</p>
National Planning Policy Framework (DCLG, 2012)			
<p>The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It replaces all previous planning policies set out in PSs and PPGs. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.</p>	<p>The NPPF recognises that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:</p> <ul style="list-style-type: none"> • an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure; • a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local 	<p>The NPPF sets out the requirements for the Local Plan. This is the main reference terms of national planning policy and procedure, which should be adhered to.</p>	<p>The NPPF reiterates the need to be compliant with the SEA regulations during the production of a Local Plan. It sets out the parameters for planning in the future. It also sets out a definition for sustainable development and what it means in the NPPF.</p>

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	<p>services that reflect the community's needs and support its health, social and cultural well-being; and</p> <ul style="list-style-type: none"> • an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. 		
Technical Guidance to the National Planning Policy Framework (2012)			
<p>This document provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework on development in areas at risk of flooding and in relation to mineral extraction. This guidance retains key elements of Planning Policy Statement 25 and of the existing minerals policy statements and minerals planning guidance notes which are considered necessary and helpful in relation to these policy areas. The retention of this guidance is an interim measure pending a wider review of guidance to support planning policy.</p>		<p>The NPPF sets out the requirements for the Local Plan. This particularly gives reference to flood risk and mineral extraction policy / evidence base required.</p>	<p>The guidance sets out the requirement for the SA/SEA to consider flood risk and mineral extraction evidences when analysing policy.</p>
Planning Policy for Traveller Sites (2012)			
<p>This guidance sets out the Government's stance of Traveller Sites. The Government's aims in respect of traveller sites are:</p> <ul style="list-style-type: none"> • that local planning authorities should make their own assessment of need for the purposes of planning • to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites • to encourage local planning authorities to plan for sites over a reasonable timescale • that plan-making and decision-taking should protect Green Belt from inappropriate development • to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites • that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective 		<p>The Local Plan needs to take this guidance into consideration</p>	<p>The SA needs to incorporate the needs of the Traveller communities within the SA Analysis.</p>
Local Growth White Paper – Realising Every Place's Potential (BIS, 2010)			
<p>Key themes:</p> <ul style="list-style-type: none"> • Shifting power to local communities and businesses; 		<p>Ensure that minerals and waste developments support these</p>	<p>SA objectives need to consider effects on the local economy</p>

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<ul style="list-style-type: none"> Promoting efficient and dynamic markets and increasing confidence to invest; and Focused investment 		objectives where relevant.	and investment.
Quality of Life Counts Indicators Update (2004) (National Statistics and DEFRA)			
Provides baseline assessment of a series of indicators of sustainable development. These indicators relate to areas such as education, employment, health, crime, air quality, road traffic and waste/	➤ Sets out a number of key indicators	➤ Compare LDF targets with national targets	➤ The indicators maybe included in the SA and inform baseline data and monitoring
Sustainable Communities: A shared Vision, A shared Agenda. A guide for Local Authorities			
This guide shows how local outcomes can be delivered in a way that helps create genuinely sustainable communities. It highlights the cross-cutting issues which need to be addressed for each outcome.	The Guide has a section for each of the seven shared priorities or outcomes and one for the councils community leadership role which is critical in delivering genuinely sustainable communities. In each section, there are some practical examples of the sort of activities which councils can do to help deliver the social, economic and environmental components of a sustainable community at the same time. These ideas are not in any sense a definitive list and they do not attempt to suggest a one-size-fits-all approach. Each local area will have its own innovative ways of delivering joined-up outcomes as part of the shared sustainable communities agenda		
Environmental quality in spatial planning			
This is guidance to help planning authorities prepare plans and strategies under the new planning system	Planning authorities should consider more ambitious initiatives for the conservation, enhancement and better management of the environment and rural area.	The LDF should address any recommendations made	The SA should take on board concepts of environmental quality to help make judgements.
Air Quality Standards Regulations 2010			
The 2008 EU directive replaced nearly all the previous EU air quality legislation and was made law in England through the Air Quality Standards Regulations 2010, which also incorporates the 4th air quality daughter directive (2004/107/EC) that sets targets for levels in outdoor air of certain toxic heavy metals and polycyclic aromatic hydrocarbons.	The 2008 ambient air quality directive (2008/50/EC) sets legally binding limits for concentrations in outdoor air of major air pollutants that impact public health such as particulate matter (PM ₁₀ and PM _{2.5}) and nitrogen dioxide (NO ₂).	consider how plan policies can support the objectives and targets of the Air Quality Strategy	Consider sustainability objectives that aim to minimise air pollution.

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DEFRA Rural Statement (2012)			
The Rural Statement outlines the Government's commitment to rural England. It 'reflects their vision of successful rural businesses and thriving communities in a living, working countryside, and is based around three key priorities'; Economic growth, rural engagement and quality of life.	Included in the Statement is a commitment to 'Rural Proofing', which 'requires policy-makers to consider the rural impacts of their policies and programmes and, where necessary, to make adjustments to achieve equally effective and successful outcomes for individuals, communities and businesses in rural areas'.	Plan policies should support the vision of the Rural Statement	A Rural Proofing exercise will be undertaken on the SA Framework.
Environment Agency Wetlands Policy			
The policy aims to conserve, enhance and recreate the wetland capacity of catchments, secure the long term sustainable management of wetlands, provide a better understanding of the functions and value of wetland assets and the need to maintain their services as part of a sustainable solution to the effects of flooding, pollution and climate change.	Desired outcomes: Helping to maintain or achieve favourable condition for wetland SSSI's, adopting an integrated approach to river basin and flood risk management planning and the conservation of wetlands	Ensure that wetland areas are protected and enhanced, and consider opportunities for the creation of new wetlands	
UK Climate Change Programme (March 2006)			
➤ How the UK plans to deliver its Kyoto target to cut its greenhouse gas emissions by 12.5%, and move towards its domestic goal to cut carbon dioxide emissions by 20% below 1990 levels by 2010	Improve business's use of energy Stimulate investment and cut costs Stimulate new, more efficient sources of power generation Cut emissions from the transport sector Promote better energy efficiency in the domestic sector Improve energy efficiency requirements of the Building Regulations Continue the fall in emissions from agriculture and forestry Ensure the public sector takes a leading role	➤ The LDF policies will need to address climate change and encourage development that minimises emissions, encouragement of rail travel and freight, Energy efficiency should be integrated into new housing developments	➤ Check that the objectives are reflected in the sustainability appraisal framework
Climate Change-adaptation by Design (Town and Country Planning Association , 2007)			
This document sets out the context for climate change and the reasons adaptation is needed and can help reduce the risks of potential effects of climate change	The document sets out 3 spatial scales for adaptation: <ul style="list-style-type: none"> • Conurbation or catchment scale • Neighbourhood scale • Building scale 		

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	<p>There are four key areas which need to be understood and planned for:</p> <ul style="list-style-type: none"> • Managing high temperatures • Managing flood risks • Managing water resources and water quality • Managing ground condition. 		
The 'UK Post-2010 Biodiversity Framework' (July 2012)			
	<p>The UK Post-2010 Biodiversity Framework covers the period 2011 – 2020. It forms the UK Government’s response to the new strategic plan of the United Nations Convention on Biological Diversity (CBD), published in 2010 at the CBD meeting in Nagoya, Japan. This includes 5 internationally agreed strategic goals and supporting targets to be achieved by 2020. The 5 strategic goals agreed were:</p> <ul style="list-style-type: none"> • Strategic Goal A: Address the underlying causes of biodiversity loss by mainstreaming biodiversity across government and society • Strategic Goal B: Reduce the direct pressures on biodiversity and promote sustainable use • Strategic Goal C: To improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity • Strategic Goal D: Enhance the benefits to all from biodiversity and ecosystem services • Strategic Goal E: Enhance implementation through participatory planning, knowledge management and capacity building. <p>The UK Post-2010 Biodiversity Framework constitutes the UK’s response to these new ‘Aichi’ strategic goals and associated targets. The Framework recognises that most work which was previously carried out under the UK Biodiversity Action Plan (UK BAP) is now focussed on the 4 individual countries of the United Kingdom and Northern Ireland, and delivered through the countries’ own strategies</p>	LDF needs to take due regard of the emerging City of York BAP as well as habitat and species action plans that are relevant to the area	
Conservation of Habitats and Species Regulations (2010) and 2012 amendment			
	<p>The Conservation of Habitats and Species Regulations 2012 (which are the principal means by which the Habitats Directive is transposed in England and Wales) update the legislation and consolidate all the many amendments which have been made to the regulations since they were first made in 1994. The Conservation of Habitats and Species Regulations 2010 apply in the terrestrial environment and in territorial waters out to 12 nautical miles. The EU Habitats and Wild Birds Directives are transposed in UK offshore waters by separate regulations – The Offshore Marine Conservation (Natural Habitats &c.) Regulations 2007 (as amended).</p>	The plan will need to ensure that it does not negatively effect sites considered in the regulations	A separate HRA assessment will be undertaken and taken into consideration in the SA.

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The Wildlife and Countryside Act 1981			
<p>The Wildlife and Countryside Act 1981 consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the conservation of wild birds (Birds Directive) in Great Britain (NB Council Directive 79/409/EEC has now been replaced by Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (codified version)).</p> <p>This act may it a criminal offence to intentionally harm wildlife and uproot wild flora. It also provides the framework for SSSIs and their conservation.</p>		The plan should be aware of this legislation and transpose wildlife protection into local policy where applicable	The SA and HRA assessments should both be aware and take into consideration the Act.
Natural Environment and Rural Communities Act (2006)			
<p>The Natural Environment and Rural Communities (NERC) Act came into force on 1st Oct 2006. Section 40 of the Act requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'Biodiversity duty'.</p> <p>This duty extends to all public bodies the biodiversity duty of section 74 of the Countryside and Rights of Way Act 2000 (CROW), which placed a duty on Government and Ministers.</p> <p>The aim of the biodiversity duty is to raise the profile of biodiversity in England and Wales, so that the conservation of biodiversity becomes properly embedded in all relevant policies and decisions made by public authorities.</p>		The plan should support biodiversity objectives	The SA should acknowledge the importance of biodiversity and work this into the SA Framework.
The Waste (England and Wales) (Amendment) Regulations 2012			
<p>They amend the Waste (England and Wales) Regulations 2011 by replacing regulation 13 so as to impose a duty on establishments and undertaking, from 1 January 2015, to separately collect waste paper, metal, plastic and glass. It also imposes a duty on waste collection authorities, from that date, when making arrangements for the collection of such waste, to ensure that those arrangements are by way of separate collection. These duties apply where separate collection is "necessary" to ensure that waste undergoes recovery operations in accordance with the Directive and to facilitate or improve recovery; and where it is "technically, environmentally and economically practicable".</p>		<p>Ensure sufficient suitable land is made available for waste management facilities to achieve the targets</p> <p>Improve energy efficiency of new developments to maximise recycling of resources and recovery of energy from residual waste</p>	Ensure Sustainability Appraisal objectives reflect the aims of this programme
Waste Strategy for England and Wales (2007)			
<p>Sets out the Government's key objectives on waste, including to:</p> <ul style="list-style-type: none"> decouple waste growth (in all sectors) from economic growth and put more 	<p>The Strategy includes a specific commitment to ensuring that local development plans conform to national planning guidance on waste so that the waste infrastructure projects needed to deliver this strategy receive planning approval, while promoting best</p>	Local Plan should help deliver the Strategy.	The SA should ensure that it identifies opportunities to manage waste higher up the waste hierarchy and ensure

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<p>emphasis on waste prevention and re-use;</p> <ul style="list-style-type: none"> meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020; increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste; secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies. 	<p>practice in the way that local authorities consult stakeholders on their waste strategies.</p> <p>Recycling and composting of household waste – at least 45% by 2015 and 50% by 2020; and</p> <p>Recovery of municipal waste – 53% by 2010, 67% by 2015 and 75% by 2020.</p>		<p>that environmental benefits arise from waste management.</p>
Environmental Permitting (England and Wales) Regulations 2010			
<p>The EP Regulations 2010 provide industry, regulators and others with a single extended permitting and compliance system and includes those systems for discharge consenting, groundwater authorisations and radioactive substances regulation. Environmental Permitting also provides a tool for delivering the permitting and compliance requirements of EU directives such as those relating to the Batteries Directive and Mining Waste Directive.</p>		<p>➤ Plan policies to consider environmental permitting if appropriate</p>	<p>➤ consider the influence of environmental permitting within the SA</p>
White Paper: Water for Life (2011)			
<p>This white paper sets out the governments response to water management and usage in the UK based upon its knowledge of water resources being under pressure across the country in the future, the harm of water abstraction, impacts of climate change, demands for water and water species.</p>		<p>The Local plan needs to take account of water use and demand when planning for development</p>	<p>The SA should consider water resources in more detail and input where relevant into the SA Framework.</p>
White Paper: The Natural Choice - securing the value of Nature (2011)			

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<p>The Natural Environment White Paper is a bold and ambitious statement outlining the Government's vision for the natural environment over the next 50 years, backed up with practical action to deliver that ambition.</p> <p>Key objectives are to:</p> <ul style="list-style-type: none"> • Protect and improve our natural environment • Grow a green economy • Reconnect people and nature • Meet international targets and support international legislation. 	<p>Monitoring indicators are to be confirmed during 2012.</p>	<p>LDF policies will need to ensure that development does not have a detrimental impact on biodiversity</p>	<p>The SA will need to include objectives relating to biodiversity and will consider impacts on biodiversity in accordance with existing guidance</p>
<p>Biodiversity 2020: A strategy for England's wildlife and ecosystem services</p>			
<p>This new, ambitious biodiversity strategy for England builds on the Natural Environment White Paper and provides a comprehensive picture of how we are implementing our international and EU commitments. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea. It builds on the successful work that has gone before, but also seeks to deliver a real step change.</p>	<p>A Vision for England By 2050 our land and seas will be rich in wildlife, our biodiversity will be valued, conserved, restored, managed sustainably and be more resilient and able to adapt to change, providing essential services and delivering benefits for everyone.</p> <p>2020 Mission Our mission is to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.</p>	<p>LDF policies will need to ensure that development does not have a detrimental impact on biodiversity</p>	<p>The SA will need to include objectives relating to biodiversity and will consider impacts on biodiversity in accordance with existing guidance</p>
<p>Safeguarding our soils: A Strategy for England (2009)</p>			
<p>vision: By 2030, all England's soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations.</p>	<p>Strategic objectives are:</p> <ul style="list-style-type: none"> • Better protection for agricultural soils • Protecting and enhancing stores of soil carbon • Building the resilience of soils to a changing climate • Preventing soil pollution • Effective soil protection during construction and development • Dealing with the legacy of contaminated land 	<p>The plan needs to take soils into consideration when considering sites and requirements for suitable development and their locations</p>	<p>The SA should include a section on soils and include this as a topic within the SA framework if applicable.</p>

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Agricultural Land Classification: protecting the best and most versatile agricultural land (Natural England Technical Information Note TIN049, January 2009)			
This note sets out guidance on the protection of the best and most versatile agricultural land. It states that where significant development of agricultural land is unavoidable, poorer quality land should be used in preference to that of higher quality, except where this would be inconsistent with other sustainability considerations. The Agricultural Land Classification gives a high grading to land which allows more flexibility in the range of crops that can be grown (its 'versatility') and which requires lower inputs	Defra should be consulted on applications for mineral working if the after use is agriculture or where the loss of high quality agricultural land will be 20 ha or more.	The Joint Plan should consider the importance of Best and Most Versatile Land.	The SA should consider the importance of Best and Most Versatile Land.
Countryside and Rights of Way Act 2000			
The Countryside and Right of Way Act 2000 extends the public's ability to enjoy the countryside whilst also providing safeguards for landowners and occupiers. It creates a new statutory right of access and modernises the rights of way system as well as giving greater protection to SSSI's, providing better management arrangements of Areas of Outstanding Natural Beauty and strengthening wildlife enforcement legislation.		➤ Plan policies to contribute to achieving said objectives	➤ Check that the objectives are reflected in the sustainability appraisal framework
Directing the Flow: Priorities for Future Water Policy (DEFRA, 2002)			
Sets out the priorities for Government policy on water in England	<ul style="list-style-type: none"> • Making more prudent use of water resources and keeping its use within limits of its replenishment; • Tackling agricultural and urban diffuse/pollution of water • Achieving better integration between different aspects of water policy • 	Need to consider how plan can contribute to objectives and targets set out in this document	Ensure that SA addresses water resource issues
Groundwater Protection: Policy and Practice (GP3)			
Sets out the aims and objectives and policy approach for protecting and managing groundwater in England and Wales.	Seeks to balance the threat to the groundwater supply with the benefits of a proposed development or activity LPAs to consider groundwater protection objectives when drawing up Local Development Documents GP3 Part 4: Legislation and policies not yet available.	Groundwater objectives should be reflected in the development of the plan.	Ensure that the plan protects and manages groundwater.

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Good Practice Guide for Tourism (2006)			
<p>This document replaces original guidance in PPG21 on Tourism.</p> <p>The aim of this document is to provide guidance on planning for tourism. It sets out the main elements of tourism and how to appropriately include these within planning policy and how to consider it within future development.</p>	<p>This document does not set any targets. However, it does require that planners understand the importance of tourism and take this fully into account when preparing development plans and taking planning decisions those involved in the tourism industry understand the principles of national planning policy as they apply to tourism and how these can be applied when preparing individual planning applications and planners and the tourism industry work together effectively to facilitate, promote and deliver new tourism development in a sustainable way</p>	<p>The LDF needs to take on board the different elements of tourism and their relation/ contribution to York when formulating planning policy and considering development plans for the future.</p>	<p>The SA needs to ensure that the DPD takes a sustainable view of promoting, developing and working in the tourism industry within its economic strands of the SA Framework.</p>
World Class Places: The Government's Strategy for Improving Quality of Places (2009)			
<p>This publication lays out the government's approach to improving quality of place. Vision: To ensure all places are planned, designed and developed to provide everyone, including future generations, with a decent quality of life and fair chances.</p>	<p>Objectives:</p> <ul style="list-style-type: none"> • Strengthen leadership on quality of place at the national and regional level • Encourage local civic leaders and local government to prioritise quality of place • Ensure relevant government policy, guidance and standards consistently promote quality of place and are user-friendly • Put the public and community at the centre of place-shaping • Ensure all development for which central government is directly responsible is built to high design and sustainability standards and promotes quality of place • Encourage higher standards of market-led development • Strengthen quality of place skills, knowledge and capacity. 	<p>The LDF will need to incorporate the principles of creating quality places</p>	<p>The SA will need to take consideration of the principles of creating quality places and use it within analysis.</p>
Future Water (2008) Defra			

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This report relates to the management of clean water but also has an impact on flood risk management. It reflects the need to improve the supply of water, the importance of new infrastructure including reservoirs and measures taken to reduce leakage.		The Local Plan will need to consider flood risk and water quality within the plan	The SA should consider the issues of Flood risk and water quality within its assessment.
Groundwater Protection: Policy and Practice (GP3, 2006)			
This report by the Environment Agency discusses the twin problems of reduced water supply from increased water demand and to wildlife habitats and pollution from chemicals as a result of new housing and industrial development.	The objective is to use a risk-based approach to assessment by balancing the threat to the environment (aquifers and surface water) with the benefits of the activity or development	LDF documents should take account of the groundwater protection objectives that the Environment Agency has drawn up.	The SA should consider the impacts of the LDDs on ground water and implications on wildlife and water supply
Flood and Water Management Act (2010)			
The Flood and Water Management Act provides for better, more comprehensive management of flood risk for people, homes and businesses, helps safeguard community groups from unaffordable rises in surface water drainage charges and protects water supplies to the consumer..	Part 1 of the Act requires the Environment Agency to develop a national strategy for flood and coastal erosion risk. It also requires all lead flood authorities in England to develop and maintain, apply and monitor a strategy for flood risk in their area. Schedule 3 introduces standard for the design, construction, maintenance and operation of new rainwater drainage systems and introduces an approving body (generally the local authority). Amends section 106 of the Water Industry Act, 1991 to make the right to connect surface water run off to public sewers conditional on the approval of the drainage system by the approving body.	The Local Plan will need to make provision for the Act and ensure that it is reflected in the evidence base	The SA should ensure Flood Risk is addressed through analysis.
Ancient Monuments and Archaeological Areas Act (1979)			
Defines archaeological sites of national importance, such as ancient monuments and areas of archaeological importance, which are to be protected.	Section 2 of the Act applies to the control of works affecting ancient monuments: “(1) If any person executes or permits to be executed any works to which this section applies he shall be guilty of an offence unless the works are authorised under this part of this Act; (2) This section applies to any of the following works, that is to say:	The importance of protecting archaeological assets should be recognised.	SA should include an objective to protect and enhance the historic environment. Archaeology should be recognised as an important element of the historic environment.

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	<p>(a) any works resulting in the demolition or destruction of or any damage to a scheduled monument;</p> <p>(b) any works for the purpose of removing or repairing a scheduled monument or any part of it or of making any alterations or additions thereto;</p> <p>(c) any flooding or tipping operations on land in or under which there is a scheduled monument”.</p> <p>Section 35 of the Act describes the circumstances where offences may occur due to operations in areas of archaeological importance.</p>		
Planning (Listed Buildings and Conservation Areas) Act 1990			
Primary legislation for the control of development and alterations that affect listed buildings and conservation areas	Conservation of the built heritage as well as protection of listed buildings and conservation areas	The LDF must contain policies for the protection of listed buildings and conservation areas	The SA framework should refer to the importance of protecting listed buildings and conservation areas.
Culture at the heart of regeneration, 2004, DCMS)			
The documents aims to ensure that culture is firmly embedded in regeneration from the very beginning and is not an add-on	<p>3 priority areas</p> <p>Building partnerships across government, the private and voluntary sectors and culture and regeneration practitioners. Supporting delivery by spreading good practice and measuring outcomes.</p> <p>Strengthening evidence to find coherent and robust methods for measuring impacts.</p>	The LDF should consider cultural aspects when formulating policies for the future	The SA must include objectives on accessibility to cultural activities.
Code for Sustainable Homes (2006) / Greener Homes for the future (CLG, 2008)			
The Code measures the sustainability of a new home against categories of sustainable design, using a 1-6 star rating system to communicate its overall sustainability performance. This code replaces the Building Research Establishment’s (BRE) Ecohomes scheme.	<p>Encourages developers to distinguish themselves by allowing their homes to be assessed against the rating. Since April 2007 they could choose whether to do this but in July 2007 the government published proposals to make assessment mandatory. From 1st May 2008 all new homes have to be rated against the code which sets minimum standards for energy and water use.</p> <p>Code level to be in place by:</p>	The LDF should encourage sustainable design and construction as a method to address climate change	The SA should reference the design and construction issues and how this code will help achieve targets.

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	Code level 3 – 2010 Code level 4 – 2013 Code level 6 – 2016		
A strategy for England's Trees, woods and Forests (Defra, 2007)			
This strategy brings together the regional forestry strategies and builds upon the "England Forestry Strategy" (1998). Provide, in England, a resource of trees, woods and forests in places where they can contribute most in terms of environmental, economic and social benefits now and for future generations protect and enhance the environmental resources of water, soil, air, biodiversity and landscapes (both woodland and non-woodland), and the cultural and amenity values of trees and woodland increase the contribution that trees, woods and forests make to the quality of life for those living in, working in or visiting England improve the competitiveness of woodland businesses and promote the development of new or improved markets for sustainable woodland products and ecosystem services where this will deliver identifiable public benefits, nationally or locally, including the reduction of carbon emissions		➤ Develop plan policies in line with national guidance	➤ Ensure Sustainability Appraisal objectives recognise these issues
White Paper: Heritage Protection for the 21st Century (DCMS, 2007)			
The proposals in this White Paper reflect the importance of the heritage protection system in preserving our heritage for people to enjoy now and in the future. They are based around three core principles: <ul style="list-style-type: none"> • Developing a unified approach to the historic environment; • Maximising opportunities for inclusion and involvement; and • Supporting sustainable communities by putting the historic environment at the heart of an effective planning system No targets set out		The LDF will need to consider heritage issues within policy formulation	The SA should take heritage issues and assets into account within the SA Framework
Conservation Principles, Policies and Guidance for the Sustainable Management of Historic Towns (English Heritage, 2008)			
English Heritage's aim in this document is to set out a logical approach to making decisions and offering guidance about all aspects of the historic environment, and for reconciling its protection with the economic and social needs and aspirations of the people who live in it. Sustainable management of a place begins with understanding and defining how, why, and to what extent it has cultural and natural heritage values: in sum, its significance. Communicating that significance to everyone concerned with a place, particularly those whose actions may affect it, is then essential if all are to act in awareness of its heritage values. Only through understanding the significance of a place is it possible to assess		The Local Plan should plan for York's historic environment	The SA should include heritage issues and approach to the historic environment within the SA Framework. This will be further considered through the Heritage Impact Appraisal.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>how the qualities that people value are vulnerable to harm or loss. That understanding should then provide the basis for developing and implementing management strategies (including maintenance, cyclical renewal and repair) that will best sustain the heritage values of the place in its setting. Every conservation decision should be based on an understanding of its likely impact on the significance of the fabric and other aspects of the place concerned.</p>			
<p>Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing within an Aging Society (CLG, Feb 2008)</p>			
<p>This document sets out the governments commitment for the provision of homes for different household types across the country with particular reference to older persons</p>	<ul style="list-style-type: none"> • Older people will have housing that supports healthy, active and independent living in welcoming communities. • Housing, neighbourhoods and communities will be more inclusive, attractive and sustainable for an ageing population. There will be more mainstream and specialist homes of the right type in the right location for older people. New housing will be built to Lifetime Homes Standards and new communities will be built to be Lifetime Neighbourhoods. • Older people’s housing options will be planned, integrated and sustained as part of a wider approach to meeting housing need. • As part of their strategic approach to housing, we want to see all local authorities working with partners to address the housing needs of older people, looking across the full range of housing options. • Existing housing stock will be improved to enhance housing quality and promote good health. 	<p>The LDF will need to take into account the provision of suitable housing for the projected population</p>	<p>The SA should consider the provision of housing within the SA framework and the provision of housing should be monitored for progress within the AMR.</p>
<p>BREEAM (Building Research Establishment Environmental Assessment Method)</p>			
<p>These programmes set the standards for development schemes to attain, so minimising their environmental impact, in particular through the implementation of energy and water efficiency techniques and technologies.</p>	<p>No specific targets in relation to plan</p>	<p>Reference should be given to the developing voluntary standards for sustainable construction. Policy mechanisms to promote sustainable construction could be included.</p>	<p>Ensure there are sustainability objectives to minimise the environmental impact, especially energy and water efficiency, of buildings</p>
<p>White Paper: The UK Low Carbon Transition Plan: National Strategy for Climate and Energy (CLG, 2009)</p>			

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>The strategy aims to deliver an 18% reduction in emissions on 2008 levels by 2020 (and over one third reduction on 1990 levels).</p> <p>The White Paper sets out the transition Plan to 2020 for transforming the UK's power sector, homes and workplaces, our transport, farming and the way land and waste is managed to meet the carbon budgets set, maximise economic opportunities and protect the most vulnerable.</p>	<p>Relevant Targets:</p> <ul style="list-style-type: none"> • Getting 40% of the UK's electricity from low carbon sources by 2020 with policies to: • Produce around 30% of electricity from renewables by 2020 by substantially increasing the requirement of electricity companies to sell renewable electricity. • Make homes greener by: • Channelling about 3.2 million to help households become more energy efficient by increasing the current programme by 20% between 2008 and 2011 and then extending it to the end of 2012 • Helping make the UK a centre of green industry by supporting development and use of clean technologies, including multi million pound investment in offshore wind and marine energy • Transforming transport by cutting average carbon dioxide emissions from new cars across the EU by 40% on 2007 levels and sourcing 10% of UK transport energy from sustainable renewable sources by 2020 • Framework for tackling emissions from farming • Producing a longer term roadmap for the transition to a low carbon UK for the period 2020 to 2050 by next spring and a vision for a smart grid • Setting out the Government's assessment of the outlook for energy security. 	<p>The LDF will need to incorporate policies that will help to promote renewable energy and meet the targets set.</p>	<p>The SA should incorporate renewable energy as an issue for York and include this within the SA framework regarding the use and generation of energy.</p>
<p>Energy White Paper 'Meeting the Energy Challenge' (DTI, 2007)</p>			
<p>Government international and domestic energy strategy aiming to tackle climate change by reducing carbon dioxide emission and ensure secure, clean and affordable energy as the country becomes increasingly dependent on imported fuel.</p>	<p>Reduction of CO2 by 60% by 2050, real progress needed by 2020; maintain reliability of energy supplies; promote competitive markets in the UK and beyond and ensure that every home is adequately and affordably heated</p>	<p>Consider how plan policies can support the objectives and targets of the Energy White Paper</p>	<p>Ensure the energy policy goals are reflected in Sustainability Appraisal Framework</p>
<p>The UK Renewable Energy Strategy (Department of Climate and Energy)</p>			

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>This strategy aims to meet the UK's target of 15% of all energy to come from renewables sources by 2020, which is a seven fold increase in this energy type over the decade. This target was set by the European Directive for Renewable Energy.</p> <p>The main aim is to set the UK on a path to decarbonise the production of energy within the UK, alongside nuclear and carbon capture and storage, contribute to the security of energy supplies in the UK through reductions in demand for fossil fuels and gas imports and to allow business opportunities and enable the UK to restructure into a low-carbon economy.</p>	<p>The strategy aims to achieve the 15% renewable energy production through the following targets: Reduce UK's emissions of Carbon by 750 million tonnes by 2003 Reduce fossil fuel demand by 10% Reduce gas import demand by between 20-30% based upon existing projected figures for 2020.</p> <p>The lead scenario suggests that the country could aim for 30% of our electricity generated from renewables made up of predominantly wind power, on and offshore. Biomass, hydro and wave and tidal is also imagined to play an important role. 12% heat generated from renewables. A range of sources: biomass, biogas, solar and heat pump sources. 10% transport energy from renewables.</p>	<p>The LDF will need to incorporate policies that will help to promote renewable energy and meet the targets set.</p>	<p>The SA should incorporate renewable energy as an issue for York and include this within the SA framework regarding the use and generation of energy.</p>
The Carbon Plan: Delivering our Low Carbon Future (2011)			
<p>The Carbon Plan, published in December 2011, sets out the Government's plans for achieving the emissions reductions committed to in the first four carbon budgets, on a pathway consistent with meeting the 2050 target. This publication brings together the Government's strategy to curb greenhouse gas emissions and deliver our climate change targets, as well as the updated version of our actions and milestones for the next five years; replacing the draft Carbon Plan published in March 2011.</p>		<p>The LDF will need to support the low carbon approach.</p>	<p>The SA ensure that the promotion of low carbon technologies and initiatives is a key attribute within SA Framework.</p>
The UK Low Carbon Industrial Strategy (DECC and DBIS, 2009)			
<p>The move to a low carbon economy change and transform the whole economy in Britain.</p> <p>The core objective of this strategy is to ensure that British businesses and workers are equipped to maximise the economic opportunities and minimise costs.</p>	<p>No Specific targets but at the heart of the strategy there are 3 basic principles set for a positive environment for low carbon business: A long term strategic approach from government that sets stable frameworks for businesses and consumers A pragmatic approach to the role of both markets and government in making the transition to low carbon quickly and effectively, recognising that the need to progressively increase the cost of carbon, encourage low carbon innovation, remove barriers to market for some low carbon technologies and adapt to inevitable climate change, will require intelligent intervention from</p>	<p>The LDF will need to support the economy and development of industry within York</p>	<p>The SA will need to take the issues on board when assessing the economic objectives.</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	government A recognition that government has a responsibility to ensure British-based companies and people are equipped to compete for the new demand created by global climate change policies.		
Resource Security Action Plan: making the most of valuable materials			
This document has been developed in response to private sector concerns about the availability of some raw materials. It details how the Government recognises these issues, provides a framework for business action to address resource risks, and sets out high level actions to build on the developing partnership between Government and businesses to address resource concerns. The scope of this Action Plan covers a broad range of renewable and non-renewable resources not covered by government policies on energy and food.	The LDF should support the use of different types of resources within the plans where suitable	The SA should understand the influence of development on different resources and their needs within the SA Framework.	
The UK Biomass Strategy (Defra, 2007)			
This strategy, published with the Government's Energy White Paper ¹ , meets the commitment made in the Energy Review (2006) and in the Government's response to the 2005 Biomass Task Force Report and brings together current UK Government policies on biomass for energy, transport and industry. It also builds on the aims, objectives and vision in the 2004 Defra/DTI strategy for non-food crops and uses.	Aims: <ul style="list-style-type: none"> • realise a major expansion in the supply and use of biomass in the UK • facilitate the development of a competitive and sustainable market and supply chain • promote innovation and low-carbon technology development so biomass can deliver relatively higher energy yields • contribute to overall environmental benefits and the health of ecosystems through the achievement of multiple benefits from land use • facilitate a shift towards a bio-economy through sustainable growth and development of biomass use for fuels and renewable materials • maximise the potential of biomass to contribute to the delivery of our climate change and energy policy goals: to reduce CO₂ emissions, and achieve a secure, competitive and affordable supply of fuel. 	The LDF should support the use of different types of renewables technologies within the plans where suitable	The SA should support the use of renewable technologies in analysis.
Microgeneration Strategy (DTI, 2006)			
The objective of this strategy is to create conditions under which microgeneration	DTI will lead work with other Government Departments and local authorities to publish a report on measures that local authorities	The LDF should support the use of different types of	The SA should support the use of renewable technologies in

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becomes a realistic alternative or supplementary energy generation source for the householder, for the community and for small businesses.	can take to improve energy efficiency and levels of micro generation installations, reduce greenhouse gas emissions and alleviate fuel poverty. This report will be published within 12 months after the commencement of the relevant section of the Climate Change and Sustainability Energy Bill.	renewables technologies within the plans where suitable	analysis.
Adapting to Climate Change in England and the Adapting to climate change Programme (Defra, 2008)			
<p>The Government's adapting to Climate Change (ACC) Programme brings together work already being led by Government and the wider public sector on adapting to climate change and will co-ordinate and drive forward the development of the Government's work on this in the future.</p> <p>Objectives of phase 1</p> <ul style="list-style-type: none"> Develop a more robust and comprehensive evidence base about the impacts and consequences of climate change on the UK Raise awareness of the need to take action now and help other to take action Measure the success and take steps to ensure effective delivery; and Work across government at the national, regional and local level to embed adaptation into Government policies, programmes and systems. 	<p>The programme is in two phases. Phase 1 (2008-11) will lay the groundwork necessary to implement Phase 2 – a statutory National Adaptation Programme, as required by the Climate Change Bill. Phase 2 should be in place by 2012.</p> <p>Four work streams that aim to achieve the objectives are:</p> <ul style="list-style-type: none"> Providing the evidence Raising awareness, and helping others take action Ensuring and measuring progress <ul style="list-style-type: none"> Government policy and process embedding adaptation. <p>There are no set targets as yet</p>	The LDF needs to embed adapting to and mitigating climate change within all documents	The SA should embed climate change throughout its analysis and incorporate climate change within the framework
Draft Energy Bill (Department of Energy and Climate Change, 2012)			
the Government aims to further its objectives to meet the UK's decarbonisation and renewable targets, at least cost to consumers. The Government aims to ensure continued secure energy supplies whilst creating the right conditions for markets and private investment,	<p>The Government is committed to achieving its climate change and renewables targets, including a</p> <ul style="list-style-type: none"> 34 per cent reduction in its CO2 emissions by 2020 (relative to 1990); at least an 80 per cent reduction by 2050; and ensuring that by 2020, 15 per cent of the energy consumed 	The Local Plan should encourage and promote the use of sustainable and renewable forms of energy	The SA should include sustainable and renewable energy objectives within the framework

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>through greater regulatory certainty and clarity. It will do this:</p> <ul style="list-style-type: none"> through its programme of Electricity Market Reform (EMR); through strengthening the regulatory framework by further clarifying the role of the regulator, Ofgem; and through establishing an Office for Nuclear Regulation (ONR). <p>In addition, the Bill makes provisions ensuring developers of offshore generating stations can test and commission offshore transmission infrastructure to export power without committing a criminal offence, before transferring the infrastructure to an offshore transmission owner.</p>	<p>in the United Kingdom comes from renewable sources.</p>		
Energy Act 2011			
<p>The Act provides for a step change in the provision of energy efficiency measures to homes and businesses, and makes improvements to our framework to enable and secure low-carbon energy supplies and fair competition in the energy markets.</p> <p>The flagship policy in the Bill is the 'Green Deal', a scheme whereby householders, private landlords and businesses would be given finance upfront to make energy efficiency improvements, which would then be paid for by energy bill savings. It also introduces a range of other provisions.</p>	<p>Key areas of the Act</p> <ul style="list-style-type: none"> establishes a new obligation on energy companies to help certain groups of consumers, who need extra support, with saving energy facilitates the roll-out of smart meters widens access to energy performance certificates makes information on energy bills clearer introduces measures designed to help improve energy security and to encourage low carbon generation grants additional powers to the Coal Authority to charge for certain services. 	<p>The Local Plan will need to make provision for future energy efficiency</p>	<p>The SA needs to incorporate understanding of energy efficiency and renewable technologies in York.</p>
Climate Change Act 2008			

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
This Act provides a legal framework for ensuring that Government meets its commitments to tackle climate change.	The Act requires that emissions are reduced by at least 80% by 2050, compared to 1990 levels	The Local Plan will need to help deliver and support this Act	The SA ensure it is inline with is Act and through analysis assess how it will help to meet Carbon reduction targets.
Climate Change Risk Assessment (Defra, 2012)			
The Climate Change Risk Assessment (CCRA) is the first-ever comprehensive assessment of potential risks and opportunities for the UK arising from climate change. The CCRA represents a key part of the Government's response to the Climate Change Act 2008, which requires a series of assessments of climate risks to the UK, both under current conditions and over the long term.	Key messages which will need to be addressed are: <ul style="list-style-type: none"> • The global climate is changing and warming will continue over the next century; • The UK is already vulnerable to extreme weather, including flooding and heatwaves; • Flood risk is projected to increase significantly across the UK; • UK water resources are projected to come under increased pressure; • There are health benefits as well as threats related to climate change, affecting the most vulnerable groups in our society; • Sensitive ecosystems are likely to come under increasing pressure; • Potential climate risks in other parts of the world are thought to be much greater than those directly affecting the UK, but could have a significant indirect impact here; • Some changes projected for the UK as a result of climate change could provide opportunities for agriculture and other businesses, although not outweighing the threats; • Despite the uncertainties related to future climate change and its impacts, the evidence is now sufficient to identify a range of possible outcomes that can inform adaptation policies and planning; • Significant gaps in evidence still exist. 	The Local Plan needs to ensure that consideration for climate change is at the heart of the document	The sustainability appraisal should ensure that climate change is factored into the assessment process.
National Adaptation Programme (Defra, ongoing 2012)			
This will address the risks set out in the UK Climate Change Risk Assessment. It will be published in 2013.		tbc	tbc
Local Transport Act 2008			
The government is committed to ensuring that we are well equipped to meet not only today's transport challenges, but also those of 10 or 20 years' time. The Local Transport Act is a key part of the government's strategy to meet this commitment, empowering local authorities to take steps to meet local transport needs in the light of local circumstances.			
Low Carbon Transport: A Greener Future (Dept of Transport, 2009)			

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This document is a key component of the UK Low Carbon Transition Plan with an aim to harness the full potential of low carbon technology across all transport modes.	<p>On the roads vehicles will be vastly more fuel efficient by 2022. This will be delivered through advances in the efficiency of the internal combustion engine. Alongside this, ultra low emissions vehicles will have made their transition on to the mass market.</p> <p>The strategy is expected to reduce CO2 emissions by 7 million tonnes of CO2 a year for 2020. Targets of 130gCO2/km from 2012 will full compliance by 2015 and 95gCO2/km by 202 have been set to provide a clear and accelerating trajectory for the deployment of new low carbon technologies and vehicles.</p>	The Core Strategy should encourage and promote the use of sustainable transport modes	The SA should include sustainable transport objectives within the framework
Low Emissions Strategies: Using the planning system to reduce transport emissions, Good Practice Guidance (Defra, 2010)			
Low emission strategies provide a package of measures to help mitigate the transport impacts of development. They complement other design and mitigation options, such as travel planning and the provision of public transport infrastructure	The main benefit of low emission strategies is to reduce transport emissions by accelerating the uptake of low emission fuels and technologies in and around a new development, and to promote modal shift away from car travel. The approach may also contribute towards achieving local government performance targets; provide local economic benefits; help to streamline planning decisions; and contribute to wider sustainable development goals.	The LD should develop policies in line with the national guidance	The SA should take consideration of the aims and objectives within the SA framework
Environmental Protection Act 1990 / Environment Act 1990 and 1995			
This Act of Parliament defines the fundamental structure and authority for waste management and control of emissions into the environment. This includes regulating and licensing the acceptable disposal of controlled waste, the identification and compulsory remedial action for contaminated land		The local Plan needs to ensure consideration for minimising emissions and dealing with contaminated land.	The SA should ensure through analysis that the issue of emissions control and impacts of contaminated land are considered.
Model Procedures for the Management of Contaminated Land (Defra / Environment Agency)			

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<p>The model procedures for the Management of Land Contamination, CLR 11, have been developed to provide the technical framework for applying a risk management process when dealing with land affected by contamination. The process involves identifying, making decisions on, and taking appropriate action to deal with land contamination in a way that is consistent with government policies and legislation within the UK.</p>			
<p>White Paper: Healthy Lives, Healthy People: Strategy for Public Health in England (2010)</p>			
<p>This White Paper sets out the Government’s long-term vision for the future of public health in England. The aim is to create a ‘wellness’ service (Public Health England) and to strengthen both national and local leadership. It looks to encourage healthy lifestyles and well-being from a young age and complement adult social care as well as protection from public health threats.</p>		<p>The Local Plan should support this plan through policy</p>	<p>The SA should look at healthy issues and the way the Local Plan will support these.</p>
<p>REGIONAL/SUB-REGIONAL CONTEXT</p>			
<p>The Yorkshire and Humber Plan: Regional Spatial Strategy to 2026 (GOYH, May 2008)</p>			
<p>RSS provides a spatial framework to inform the preparation of LDF’S and Local Transport Plans. It provides a broad strategy for the development and use of land in Yorkshire and the Humber that is relevant to 2026. The document seeks to help the Region become more competitive, meet its housing needs and address its environmental and transport pressures in ways that are sustainable.</p> <p>The Spatial Vision: “In Yorkshire and Humber over the next 15 to 20 years there will be more sustainable patterns and forms of development, investment and activity and a greater emphasis on matching needs with opportunities and managing the environment as a key resource.”</p>	<p>The following outcomes are envisaged to be achieved:</p> <ul style="list-style-type: none"> • The long-term trend of population and investment dispersal away from the Regional and Sub Regional Cities and Towns has been reversed • Cities and towns have been transformed and are attractive, cohesive and safe places where people want to live, work, invest and spend time in • Principal towns are fulfilling their role as a focal point for rural communities • Urban and rural economies are more diverse and competitive, creating more and better jobs • Inequalities have been reduced, the health and wellbeing of the population has improved and currently excluded communities and areas requiring regeneration have benefited from development and investment • People have better accessibility to opportunities and facilities, the use of public transport and walking and cycling has increased and growth in traffic congestion and transport- 	<p>The LDF needs to be in general conformity with existing RSS</p>	<p>Take into account objectives, indicators and targets from RSS in the development of the Sustainability Framework</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	<p>related emissions has been addressed.</p> <ul style="list-style-type: none"> • Environmental quality has been raised, resource demands from development minimized and the region is responding proactively to global and local effects of climate change • The use of the regions land and existing social, physical and green infrastructure has been optimised. <p>For York the following specific targets apply: 640 houses developed per year between 2004-2008 and 850 dwellings per annum 2009-2026 Indicative target for installed grid-connected renewable energy: 11MW in 2010 and 31MW in 2021</p>		
Strategic Environmental Assessment of the Revocation of the Yorkshire and Humber Regional Strategy (Amec, Sept 2012)			
This Environmental Report is a consultation document on the likely significant environmental effects of revocation of the Yorkshire and Humber Plan and the Regional Economic Strategy (which together form the Regional Strategy in force for the Yorkshire and Humber).	This document recommends that the RSS Greenbelt Policy for York should not be revoked on account of the potentially harm which could be caused to the historic character and setting of the city prior to a new policy being in place.	The policies in the Local Plan will need to address any issues raised and policies revoked specific for York.	The SA needs to take account of the findings within the Revocations SEA in terms of policy impacts
North Yorkshire Local Investment Plan 2011-2021 (North Yorkshire Strategic Housing Partnership, June 2011)			
This Local Investment Plan is the result of ongoing discussions between the local authorities of North Yorkshire (excluding City of York), North Yorkshire County Council, the North York Moors and Yorkshire Dales National Park Authorities and the Homes and Communities Agency (HCA). The purpose of this Plan is to showcase the huge potential that can be unlocked through investment in housing in North Yorkshire. It forms the business case and development prospectus	<p>The LIP supports the following Vision: "To make North Yorkshire and York an inclusive place where communities are sustainable and residents can have fair access to decent affordable homes and effective support when they need it".</p> <p>It is committed to the delivery of the five key strategic priorities set out in the North Yorkshire Housing Strategy:</p> <ul style="list-style-type: none"> • Enabling the provision of more affordable homes • Maintaining and improving the existing housing stock • Delivering community renaissance 		The SA needs to understand the cross boundary effects of policies in conjunction with North Yorkshire approach.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
for future investment through a place-based approach. This is vital in a time of increasing austerity and cuts to public sector funding when monies need to be targeted effectively and deliver key outcomes and value for money.	<ul style="list-style-type: none"> • Improving access to housing services • Reducing homelessness 		
North Yorkshire Housing Strategy and Action Plan 2010-2015 (NYCC, 2010)			
<p>The purpose of this Plan is to showcase the huge potential that can be unlocked through investment in housing in North Yorkshire. It forms the business case and development prospectus for future investment through a place-based approach. The measures required to deliver on these priorities are set out in the North Yorkshire Local Investment Plan (LIP).</p> <p>This is a joint approach by all North Yorkshire LAs, including City of York and North Yorkshire County Council.</p>	<p>The document set out the overarching strategic issues and challenges for the sub-region and established five key priorities for action:</p> <ul style="list-style-type: none"> • enabling the provision of more affordable housing; • maintaining and improving the existing housing stock; • delivering community renaissance; • improving access to housing services (including Extra Care/older people and other vulnerable groups): and • reducing homelessness. <p>Key target is to deliver 2500 affordable homes by 2015.</p>	The Local Plan needs to enable to the provision of affordable housing in line with meeting the targets of the strategy.	The SA needs to understand the cross boundary effects of policies in conjunction with North Yorkshire approach.
Regional Environment Enhancement Strategy 2008-2013 (Regional Environment Forum, 2008)			
This presents regional objectives and actions for environmental enhancement together with an Enhancement Action Plan to 2013. The strategy aims to deliver some of the environmental objectives of the Regional Sustainable Development Framework and influence the development of other regional strategies to ensure that they address environmental issues.	<p>The themes we agreed for the Strategy in 2003 are still valid, and they are:</p> <p>Theme 1: building knowledge and understanding</p> <p>Theme 2: conserving environmental resources</p> <p>Theme 3: managing environmental change</p> <p>Theme 4: making community connections</p>	The objectives of the strategy should be considered in the development of the Local Plan	The SA should consider the themes and how the policies in the Plan meet the objectives.
Leeds City Region Local Enterprise Partnership Economic Plan (2012)			

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>Our Partnership brings together the public and private sectors – and partners in government, education and the third sector – working to a common vision for economic prosperity.</p> <p>The shared vision for Leeds City Region is: "A world leading, dynamic and sustainable low carbon economy that balances economic growth with a high quality life for everyone"</p>	<p>To achieve our vision for Leeds City Region, the plan focuses on four strategic priorities for creating sustainable economic growth:</p> <ul style="list-style-type: none"> • Supporting business and enterprise • Enabling a skilled and flexible workforce • Fostering a low carbon, sustainable economy • Creating the infrastructure for growth <p>Outcomes:</p> <ul style="list-style-type: none"> • GVA growth of 2.6% per year in the period to 2030 • Creating 60,000 jobs and returning the City Region to pre-recession employment by 2016 • Balancing economic growth with a substantial and continued decrease in carbon emissions 	<p>The Local Plan will need to consider the aspirations of the Leeds City Region in policy development.</p>	<p>The SA needs to consider the priorities and outcomes of the LCR plan in its framework and analysis for cross boundary impacts.</p>
Leeds City Region Employment and Skills Strategy (Leeds City Region, 2010)			
<p>Leeds City Region Employment and Skills Strategy presents a vision to promote 'effective employer and public investment that will drive growth, innovation and enterprise in the Leeds City Region'.</p>	<p>The Strategy includes 5 strategic priorities:</p> <ul style="list-style-type: none"> • To improve skills and boost employment in selected key sectors • To increase employer and individual skills investment across the city region • To enable those out of work to compete in the labour Market by ensuring they have the necessary skills • To promote better information for learners, employers, colleges, universities and training providers to make more informed decisions • To create an aspirational and innovative enterprise culture 	<p>Though not directly relevant to spatial planning the plan should look for opportunities to make the jobs generated by waste sites accessible to local communities.</p>	<p>SA objectives should ensure sustainable employment and skills are properly considered</p>
Local Enterprise Partnership Plan 2012 - 2013 (York, North Yorkshire and East Riding Local Enterprise Partnership, 2012)			
<p>Objectives:</p> <ul style="list-style-type: none"> • Support and encourage small businesses to grow; • Provide support for major business growth opportunities; and • Be recognised as a strong voice for local business at a local and central government level. 		<p>Policies for minerals and waste will need to support the North Yorkshire and York economy.</p>	<p>The SA framework needs to include consideration of the effects of the plan on local economies.</p>
Derwent Catchment Flood Management Plan (Environment Agency, 2010)			

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CFMPs aim to promote sustainable approaches to managing flood risk. Includes policies to reduce run-off from the North York Moors.		Policies should be consistent with aims to reduce flood risk.	The SA framework should include consideration of the effects of the plan on flood risk.
Ouse Catchment Flood Management Plan (Environment Agency, 2011)			
CFMPs aim to promote sustainable approaches to managing flood risk. Sets out proposed actions which include upstream storage.		Policies should be consistent with aims to reduce flood risk.	The SA framework should include consideration of the effects of the plan on flood risk.
Leeds City Region Green Infrastructure Strategy (2010)			
The Leeds City Region has commissioned the Green Infrastructure Strategy to ensure that future growth is underpinned and supported by high quality green infrastructure. As such, the strategy will sit alongside the other core city region initiatives such as Housing & Regeneration, Employment & Skills, Transport and Economic Drivers and Innovation, to drive sustainable economic growth.	<p>The following section highlights the well established benefits of investing in green infrastructure:</p> <ul style="list-style-type: none"> • Addressing climate change adaptation and mitigation by using tree planting for natural air cooling and CO2 absorption. • Tackling flood alleviation and water management by installing sustainable urban drainage systems, permeable surfaces and open spaces in urban areas and upstream water catchment management techniques in the wider countryside. • Improving quality of place by using the natural environment to create high quality living and recreational environments and a setting for where we live and work. • Improving physical and mental health and social well-being by creating good quality green space and opportunities for relaxation and healthy physical activity as well as providing the infrastructure necessary to encourage people to walk, run, cycle and play for health improvement. • Improving skills and educational attainment by providing an ‘outdoor classroom’ to learn new skills or understand more about the way we live, how our culture has evolved and where our society is heading in the future. • Increasing land and property values by creating attractive environments around new and existing residential, commercial and employment areas. • Sustaining economic growth and Investment Improving labour force productivity. High quality environments around 	The Local Plan should include for quality openspace to support the economic, social and environmental benefits it has	The SA should assess the policies for their contribution to GI and its impacts on York.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	<p>where people live and work can inspire higher productivity and lower absenteeism amongst workforces.</p> <ul style="list-style-type: none"> • Increasing tourism by improving the ‘tourism offer’ through widespread environmental improvements, and targeted activity to improve the setting, functionality and accessibility of key destinations. • Enhancing recreational and leisure opportunities by creating new or improving existing assets. • Protecting and enhancing landscape character and biodiversity by using land improvements and management to deliver biodiversity gain and overall landscape enhancement. • Obtaining products from the land by using natural assets sourced locally in favour of imported goods. 		
2009-2014 Culture Strategy, York and North Yorkshire Cultural Partnership (2009)			
<ul style="list-style-type: none"> • This strategy extracts the essence of what York and North Yorkshire is renowned for and good at culturally, and takes it to the next level towards excellence. • It takes our drive for quality and authenticity and turns them into an advantage for developing our cultural assets in a sustainable way that will continue to grow in popularity, use and attractiveness over the next 5 years. • It is a celebration of our current talent, and our future ambition for cultural partnership opportunities. 	<ul style="list-style-type: none"> • To have a strong, sustainable and culturally vibrant York and North Yorkshire making the most of its special qualities and distinctiveness, and maximising its economic and cultural value; • To transform the image and perception of York and North Yorkshire by maximising the opportunities of its outdoor adventure offer and ensuring it is a key driver for increased participation and growing the visitor economy; • To have a vibrant and strong cultural and creative industries sector contributing to the growth of the economy of the sub-region building on our existing infrastructure and networks; and • To ensure that all sections of the community of York and North Yorkshire have access to high quality cultural and sporting activities, helping to raise participation levels, volunteering and healthy lifestyles. 	The Local Plan needs to consider the ambitions of this city and ensure that culture is included within the plan	The SA will need to consider the Cultural Strategy to assess how the plan builds in Cultural pursuits and the impacts for York.
North Yorkshire Waste Local Plan Saved Policies (May 2009)			

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
To encourage a reduction in the amount of waste that requires treatment and disposal To encourage a move away from traditional waste disposal methods and alternative methods of re-use and recovery	➤ 25% recycling (Government Target) The policies must be adhered to as they still form part of the Development Plan due to the policies being saved.	LDF must reflect the wider waste strategy and apply it locally	Incorporate any relevant targets into sustainability framework
North Yorkshire Minerals Local Plan Saved Policies (2007)			
To ensure an adequate and steady supply of minerals To encourage greater use of alternatives to primary resources To minimise conflict with non-mineral development To sustain the contribution of mineral related employment to the economy	The policies must be adhered to as they still form part of the Development Plan due to the policies being saved.	LDF must reflect the wider Minerals strategy and apply it locally	Incorporate any relevant targets into sustainability framework
Vale of York National Character Area (Area 28) (Natural England, 2012)			
NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.	Statements of Environmental Opportunities: SEO1: Identify opportunities within the existing agricultural systems to enhance landscape character and create a functioning ecological network to safeguard future food provision, retain soil quality and reduce soil erosion and deliver benefits for biodiversity, carbon storage and climate regulation. SEO 2: Manage and enhance the network of rivers and important wetland habitats within the Vale, increasing the landscape's ability to naturally and sustainably manage flood and drought risk and provide other ecosystem services while recognising the needs of individual species and habitats and increasing the resilience of wildlife to climate change. SEO 3: Increase the network of species-rich meadows, pastures, fields and hedgerows, ensuring that they and the wider farmed environment are managed to reduce rates of diffuse pollution and improve water quality. Extend and enhance heathland sites on areas of sandy soil for the benefit of biodiversity, as well as	The Local Plan should consider the environmental opportunities stated within the NCA.	The Sustainability Appraisal should consider the opportunities within the SA Framework.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	<p>enhancing the sense of place.</p> <p>SEO 4: Protect the historic and cultural features of the Vale, in particular the traditional settlement patterns of remaining villages and the evidence of previous settlements that provide a strong sense of place.</p> <p>Additional Opportunities:</p> <p>1. Manage and protect the City of York to ensure that the sense of place and sense of history are maintained and are linked to wider opportunities for recreation for both local people and visitors.</p>		
North Yorkshire and York Landscape Characterisation Project			
<p>This identifies nine 'county landscape areas' and describes what makes each of them distinct. Key characteristics are given for each area, including geology, settlement pattern and land cover.</p> <p>The nine county landscapes are as follows:</p> <ul style="list-style-type: none"> • Urban Landscapes • Sandstone Landscapes • Limestone Landscapes • Upland Fringe and Valley Landscapes • Coastal Landscapes • Chalk Landscapes • Farmed Lowland and Valley Landscapes • Gritstone Landscapes • Siltstone and Sandstone Landscape 			<p>The SA should take consideration for the key characteristics and their effects in York.</p>
North Yorkshire and York Landscape Characterisation Project 2012			
<p>This project places an emphasis on understanding how historic processes have contributed to the current landscape rather than reconstructing, for example, the medieval landscape of North Yorkshire. It utilises GIS and detailing an understanding the historic landscape. The project utilises data sets such as Modern OS mastermap, historical 1st and 2nd edition OS mapping, modern vertical aerial photographs and ancient secondary natural woodland data.</p> <p>One of the strengths is that HLC has at its heart the European Landscape Convention that states that landscape is <i>"...an important part of the quality of life for people everywhere: in urban areas and in the countryside, in degraded areas as well as in areas of high quality, in areas recognised as being of outstanding beauty as well as</i></p>			<p>The SA should take consideration for the key characteristics and their effects in York.</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p><i>everyday areas."</i></p> <p>The North Yorkshire HLC project is being run in conjunction with English Heritage, the Yorkshire Dales National Park, the North Yorks Moors National Park, City of York Council and Tees Archaeology.</p>			
<p>Regional Forestry Framework: The Value of Trees in our Changing Region (Forestry Commission, 2005)</p>			
<p>This strategy sets out priorities for managing trees and woodland in the region for economic, social and environmental gains.</p>	<p>Among the core aims are the need to increase woodland creation in the reclamation of derelict and underused land, protect and improve woodland Sites of Special Scientific Interest and Ancient Woodlands, increase accessible woodland near to where people live, increase the use of wood in sustainable construction and as a source of renewable energy and increase trees and woodland planting to help reduce flood risk</p>	<p>The LDF should integrate and facilitate the strategy's objectives, desired outcomes and action plan</p>	
<p>Yorkshire and Humber Rural Strategy (2006)</p>			
<p>This strategy sets out the priorities of the Yorkshire and Humber Region in tackling co-ordinating, funding and delivering the outcomes of the UK Rural Strategy (2004). The Y&H Rural Framework sets out the priorities for action to ensure these are targeted where needed at local level across the region, thus securing sustainable development outcomes.</p>	<p>To deliver a Vision of 'a vibrant and sustainable future for rural Yorkshire and The Humber'. This should mean that rural Yorkshire and The Humber, and the communities within it, remains a place where all those who live, work, play and visit can thrive while maintaining and enhancing the natural environment. The 10 main objectives are:</p> <ol style="list-style-type: none"> 1. Rural business development – encourage enterprise and innovation within new and established rural businesses, and provide a co-ordinated support infrastructure that helps them adapt to change. 2. Employment, education and skills training – develop and encourage participation in quality learning opportunities, and support rural businesses in workforce development. 3. Market towns – support market towns as hubs for the rural economy and as service centres, providing locally based employment opportunities 4. Sustainable tourism – develop, manage and promote rural Yorkshire and The Humber as a high-quality 'sustainable tourism' destination. 5. Access to services – ensure that rural communities are 	<p>LDF policies will need to reflect this guidance and any targets set.</p>	<p>Incorporate any relevant targets into the framework</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	<p>characterised by high levels of inclusion and equitable access to quality services that recognise demographic trends.</p> <p>6. Rural transport – understand and addresses transport needs in rural areas through private, public and voluntary sector provision, to promote rural regeneration and tackle social exclusion.</p> <p>7. Rural housing – understand and address housing needs in rural areas, recognising and tackling issues of fuel poverty.</p> <p>8. Rural communities – promote social cohesion, and encourage and support the engagement of rural communities and the active roles that they can play.</p> <p>9. The natural environment – conserve and enhance the region’s rural biodiversity, its distinctiveness, and the quality of its natural and built environment</p> <p>10. Promote a ‘functional landscape’⁴ – where development draws on and sustains the natural, cultural and built heritage of the region’s rural area.</p>		
Rights of Way Improvement Plan for North Yorkshire (NYCC, 2007)			
<p>Meet the present and likely future needs of the public.</p> <p>Provide for exercise and other forms of open air recreation and enjoyment of North Yorkshire.</p> <p>Meet the accessibility of local rights of way to blind or partially sighted persons and others with mobility problems.</p> <p>Contribute to the Government's four shared transport priorities which are central to the Local Transport Plan for North Yorkshire. These are reducing congestion, improving air quality, enhancing accessibility and improving safety.</p>		<p>The main priorities of the strategy should be reflected in the development of LDF policies</p>	
Climate Change Plan for Yorkshire and Humber 2009-2014 :Your Climate, Our Future (Yorkshire and Humber Climate Change Partnership, 2009)			
<p>This plan aims to drive the understanding and action in terms of tackling climate change within the region. The emphasis is now on delivery rather than strategy. The vision for the region in 10 years time is:</p> <ul style="list-style-type: none"> • Climate Change mitigation and adaptation underpins future regional 	<p>The plans does not set targets but relies on national, regional local initiatives for delivery. The plan identifies gaps and where value can be sort from the partnership as a way forward. There are 7 key priorities identified however:</p> <ul style="list-style-type: none"> • Strategy and Monitoring • The built environment • Transport 	<p>The LDF should embed climate change within policy</p>	<p>The SA should embed climate change issues within the framework</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>strategies and has strong local and regional leadership</p> <ul style="list-style-type: none"> The economy is more diverse and resource efficient with low carbon products and services in all sectors. Businesses use carbon trading effectively to stimulate investment in emissions reduction The link between economic growth and waste growth is broken Car use is reducing year on year All new development is zero carbon We are better prepared for extreme weather events Agriculture and forestry benefit from longer growing seasons whilst managing soil quality, new pests and diseases, and extreme weather We are able to help the natural environment stay healthy and adapt to climate change. 	<ul style="list-style-type: none"> Health services Business Land Management Citizen Engagement <p>There are 3 cross cutting themes:</p> <ul style="list-style-type: none"> Energy: because the consumption of fossil fuel based energy sources is the biggest direct influence on the volume of greenhouse gases Waste: Because waste streams are important potential sources of materials and energy Water: Because pressure on water resources and water and sewerage infrastructure will increase. 		
Economic Impact of Heritage in Yorkshire and Humber (Yorkshire and Humber Environment Forum, March 2010)			
<p>The principal purpose of the study is to provide evidence to underpin the role of heritage in the emerging “Yorkshire and the Humber Strategy” (formerly the Integrated Regional Strategy). To meet this challenge, the study is presented in three parts.</p> <ul style="list-style-type: none"> Part I – Understanding the Economic Impacts of Heritage - through the qualitative consideration of case studies Part II – Measuring the Economic Impact of Heritage - a quantitative assessment of 	<ul style="list-style-type: none"> No targets but key recommendations: the opportunity to <i>make better use of post-industrial revolution heritage</i>, which the Sheffield City Region and Leeds City Region are rich in; the opportunity to <i>build upon historic events</i> such as the St Ledger horse race and York Mystery Cycle to increase heritage tourism by visitors from outside the region; <i>promote groups of assets</i> which can be very powerful in attracting visitors from outside the region; encourage Local Authorities and other stakeholders to <i>consider the opportunities heritage can provide as a core</i> 	<ul style="list-style-type: none"> The LDF should use this evidence base to influence its heritage policies 	<p>The SA should take account of the recommendations and balance them with other SA considerations.</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>the overall economic impact of historic assets to the region and its four sub-regions.</p> <ul style="list-style-type: none"> Part III – Maximising the Economic Impact of Heritage - sign-posting where the best potential may be for heritage assets to have the greatest economic impacts in the years ahead in the region. 	<ul style="list-style-type: none"> <i>renaissance/regeneration theme in a town</i> to ensure that heritage assets are providing the greatest input to economic growth they can; given the increase in holidays within the UK and the expected increase in this trend, <i>promote the region as a heritage holiday destination</i>; help building owners think through the potential to <i>re-use heritage buildings</i> for holiday let accommodation; use the current property market slow-down to <i>build developer awareness of opportunities and best practice</i> with heritage buildings; provide guidance on the type of office environment that can be provided in heritage buildings and the issues/cost involved; potential to <i>assist developers and Local Authorities to think through alternative uses</i> that are less impacted by markets, need to be in town centres and are sustainable; develop a closer and more supportive relationship with Conservation Officers; and <i>to ensure that heritage is considered at the outset of site masterplanning</i>, could there be potential for English Heritage to offer an advisory service to developers? 		
Regional Biodiversity Strategy for Yorkshire and Humber (Y&H Biodiversity Forum, 2009)			
<p>The Yorkshire and Humber Regional Biodiversity Strategy has been developed by the Yorkshire and Humber Regional Biodiversity Forum (YHBF). It sets a framework for the integration of biodiversity into our regional and local policies, programmes and processes, and promotes a more joined up approach to biodiversity. It complements and implements the biodiversity elements of the</p>	<p>Theme A: Protecting the best sites for wildlife in the region</p> <ul style="list-style-type: none"> No net loss from current known baseline 100% of LAs to have identified lists of local sites within their plans by 2011 100% of plans with appropriate policies/targets No net loss and net gain achieved in priority areas 95% of SSSI in favourable or non-favourable recovering condition by 2010-06-02 95% of biodiversity action plan priority habitats and species in appropriate management by 	<p>The Local Plan should take consideration of the strategy</p>	<p>The SA should use the strategy to inform the SA Framework in terms of sub-objectives and targets</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>Regional Spatial Strategy. The strategy also represents the region's contribution to the England Biodiversity Strategy and the UK Biodiversity Action Plan.</p>	<p>2015</p> <ul style="list-style-type: none"> • All SSSI to under go condition assessment monitoring within a 6 year cycle • Monitoring programmes established and signed up to by all LAs and wildlife organisations <p>Theme B: Focussing conservation action on the region's Priority Habitats and Species</p> <ul style="list-style-type: none"> • Achieve all regional targets for maintenance, restoration and expansion by 2015 • 100% of available resources utilised to achieve regional and UK BAP targets • Regional data gaps identified and costed survey programme of delivery in place <p>Theme C: Improving functional habitat networks and enhancing the wider environment</p> <ul style="list-style-type: none"> • YHBF endorsed regional habitat network map by 2010 • All regional targets for habitats and species in appropriate management by 2015 • All high priority habitat networks identified and proactively conserved through appropriate delivery/funding mechanisms • 100% of statutory plans with habitat networks identified in appropriate policies <p>Theme D: Developing a robust evidence base for the region</p> <ul style="list-style-type: none"> • Update the habitat inventory and priority species data sets publicly available through NBN • Annual audits of the region's species and habitats produced through YHEDN • Evidence used to incorporate biodiversity in all future social and economic strategies • Yorkshire and Humber Environmental data network established <p>Theme E: Engaging people with the region's biodiversity</p> <ul style="list-style-type: none"> • All LAs to have at least one Local Nature reserve 		

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	<ul style="list-style-type: none"> • 100% of new/revised sustainable Community Strategies to include targets for biodiversity. <p>Theme F: Helping the region's biodiversity adapt to climate change</p> <ul style="list-style-type: none"> • Regional vision/opportunities map produced • 100% of biodiversity delivery plans to include appropriate actions • All sites and species vulnerable to climate change identified within the region and management plans developed to minimise effects • No net loss or damage to biodiversity sites due to biofuel production. 		
Environmental Limits in Yorkshire and Humber: a discussion Paper by YHEF for Yorkshire and Humber (2007)			
<p>3 types of environmental limits are discussed under one rationale: "One Planet Living" limits of the natural environment to support itself</p> <p>limits on the capacity of the natural environment to support humanity</p> <p>limits on the ability of the human habitat to cope with environmental change.</p>	<p>Main principles of living within environmental limits:</p> <ul style="list-style-type: none"> • Making Space for Environmental Capital • Ecosystem functions • Water and Flood management • Renewable energy and waste management • Social and cultural functions • Reducing pollution and waste in the round • Reducing all pollution outputs • Turning pollutants into resources • Increasing the environments capacity to process pollution • Reducing Consumption of Environmental Capital <p>Need to understand environmental asset to know how to manage it / the situation:</p> <p>The technical 'holding' limit that must be maintained to avoid further environmental degradation</p> <p>The political/ cultural limit that is deemed by society to be an acceptable level of environmental impact</p> <p>The restorative limit that enables environmental conditions to</p>	<p>Consideration of the principles set out by this discussion paper.</p>	<p>The SA should consider the findings and understand the principles of the environmental limits discussion to apply it within analysis.</p>

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	improve and risks to society to reduce		
Low Carbon and Renewable Energy Capacity in Yorkshire and Humber Final Report (LGYH, 2011)			
<p>The objectives of the study were:</p> <ul style="list-style-type: none"> provide an assessment of the potential for low carbon and renewable energy across the region; provide a common and robust evidence base on the potential for renewable energy to inform and support policy making by individual local authorities in the region, as part of developing their local development documents; To identify strategic delivery actions, for each of the four sub regionsm to tackle strategic barriers and facilitate deployment of renewable energy opportunities. <p>By 2025 the region has the potential to install 5,500 MW of renewable energy capacity, including 13% from energy from waste.</p>	<p>The objectives of the study were:</p> <ul style="list-style-type: none"> provide an assessment of the potential for low carbon and renewable energy across the region; provide a common and robust evidence base on the potential for renewable energy to inform and support policy making by individual local authorities in the region, as part of developing their local development documents; To identify strategic delivery actions, for each of the four sub regionsm to tackle strategic barriers and facilitate deployment of renewable energy opportunities. <p>By 2025 the region has the potential to install 5,500 MW of renewable energy capacity, including 13% from energy from waste.</p>	<p>The objectives of the study were:</p> <ul style="list-style-type: none"> provide an assessment of the potential for low carbon and renewable energy across the region; provide a common and robust evidence base on the potential for renewable energy to inform and support policy making by individual local authorities in the region, as part of developing their local development documents; To identify strategic delivery actions, for each of the four sub regionsm to tackle strategic barriers and facilitate deployment of renewable energy opportunities. <p>By 2025 the region has the potential to install 5,500 MW of renewable energy capacity, including 13% from energy from waste.</p>	<p>The objectives of the study were:</p> <ul style="list-style-type: none"> provide an assessment of the potential for low carbon and renewable energy across the region; provide a common and robust evidence base on the potential for renewable energy to inform and support policy making by individual local authorities in the region, as part of developing their local development documents; To identify strategic delivery actions, for each of the four sub regions to tackle strategic barriers and facilitate deployment of renewable energy opportunities. <p>By 2025 the region has the potential to install 5,500 MW of renewable energy capacity, including 13% from energy from waste.</p>

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Water Resources Management Plan (Yorkshire Water, 2010-2035)			
<p>The plan incorporates future pressures on supply and demand driven by predicted changes to the climate. It also incorporates future changes to the Yorkshire population, housing, future water use and metering trends.</p> <p>The plan provides a response to development and growth within Yorkshire that is balanced and sustainable, whilst maintaining a minimum level of service of no more than one hosepipe ban per 25 years, in line with the Yorkshire Water Drought Plan. It takes into account future greenhouse gas emissions, the potential impact of abstraction on the environment and the volume of water lost through leaks.</p>	<p>At the draft stage we forecast a deficit in the supply demand balance. We are no longer forecasting a supply/demand deficit and will remain in surplus throughout the planning period to 2034/35. This is due to:</p> <ul style="list-style-type: none"> • The current and forecast economic climate and associated impact on new development and water use. • The integration of the Grid SWZ and East GWZ. 	<p>The Local Plan should promote resource efficiency.</p>	<p>This should be included for consideration in the baseline and analysis.</p>
North Yorkshire Local Transport Plan 2011-16			
<p>The third North Yorkshire Local Transport Plan (LTP3) is made up of two main sections Part 1 of the LTP is the Local Transport Strategy (LTS) for North Yorkshire. This is intended to cover a ten to 15 year time period and sets out:</p> <ul style="list-style-type: none"> • what we hope to achieve through LTP3 (and subsequent LTPs); • the main issues facing residents and visitors to the County; and • the types of actions we can take to achieve our objectives. <p>Part 2 of the LTP is the delivery plan and covers the period 2011-16. The delivery plan</p>	<p>Objectives:</p> <ul style="list-style-type: none"> • supporting flourishing local economies by delivering reliable and efficient transport networks and services (local economies); • reducing the impact of transport on the natural and built environment and tackling climate change (environment and climate change); • improving transport safety and security and promoting healthier travel (safety and healthier travel); • promoting greater equality of opportunity for all by improving people's access to all necessary services (access to services); and • ensuring transport helps improve quality of life for all (quality of life). 		<p>The Plan should consider the indicators and targets to be achieved.</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
sets out how we will: <ul style="list-style-type: none"> manage, maintain and improve transport networks and services to achieve our objectives for transport and to address local problems; monitor our performance to ensure that we are achieving our objectives efficiently; and improve our performance. 	A number of targets and indicators are associated with these objectives.		
Water for Life and Livelihoods: Humber River Basin Management Plan(2009)			
This plan is about the pressures facing the water environment in the Humber River Basin District and the actions that will address them. It has been prepared under the Water Framework Directive, and is the first of a series of six-year planning cycles.	<ul style="list-style-type: none"> By 2015, 14 per cent of surface waters (rivers, lakes, estuaries and coastal waters) in this river basin district are going to improve for at least one biological, chemical or physical element, measured as part of an assessment of good status according to the Water Framework Directive. This includes an improvement of 2,258 km of the river network in relation to fish, phosphate, specific pollutants and other elements. 19 per cent of surface waters will be at good or better ecological status/potential and 32 per cent of groundwater bodies will be at good status by 2015. In combination 19 per cent of all water bodies will be at good or better status by 2015. The Environment Agency wants to go further and achieve an additional two per cent improvement to surface waters across England and Wales by 2015. The biological parts of how the water environment is assessed – the plant and animal communities – are key indicators. At least 29 per cent of assessed surface waters will be at good or better biological status by 2015. 	Development can effect water management and the Local Plan will need to address this through policy and design.	The SA should scope water management and quality in to the SA Framework.
Howardian Hills Management Plan (2011-2014)			

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>The Management Plan mainly deals with land management/community issues and is a series of practical ideas to guide the AONB into the future. It encourages positive action to look after the landscape, wildlife, historical and cultural heritage of the AONB, whilst also recognising the importance of a healthy rural economy. In addition it helps people to enjoy the area and to solve problems where conflicts exist.</p>	<p>The Howardian Hills will continue to be a tranquil and well-managed rural area. It will still be notable for its extensive woodland, rolling agricultural fields, large country houses and designed parklands. Natural and cultural resources will be sympathetically managed within a diverse and prosperous rural economy. Active communities will have increased opportunities for people of all ages to live and work in the area. Residents and visitors alike will be able to enjoy and appreciate the AONB in an environmentally sustainable way.</p>	<p>The Management Plan is not concerned directly with planning issues. These are dealt with by regional planning guidance and the various development plans prepared by the Local Authorities. They are the main documents that guide planning decisions in the AONB.</p>	
North York Moors Management Plan 2012			
<p>Aims:</p> <ul style="list-style-type: none"> • The landscape character and quality will be maintained and reinforced, in particular the distinctiveness of the Landscape Character Areas will be conserved. • The archaeological and built heritage of the National Park will be conserved for future generations to understand and enjoy, and for its own intrinsic value. • The North York Moors will continue to support a diverse range of priority species and habitats with increased extent, connection and resilience¹. • The North York Moors will continue to be a place of tranquillity, remoteness and dark night skies, providing opportunities for spiritual refreshment. • The National Park will be recognised for its geological interest. • The air will remain clean, fresh and unpolluted. • Good quality soils and peat will continue to support the wildlife, agriculture and forestry of the National Park • The moors will continue to maintain around 4,100 hectares of blanket peat • The moorland will be managed to maintain its distinctive landscape, wildlife and heritage. • The multiple benefits delivered by woodlands and forests in the National Park will be maintained and enhanced. • The rivers, streams and other water resources of the National Park will be of a high quality providing habitats 		<p>The plan should contribute towards meeting these aims where possible, and should not hinder achievement of these objectives.</p>	<p>The SA framework should include consideration of the effects of the plan on these aims.</p>

¹ Resilience is defined as a species' or habitat's ability to adapt to, or withstand, environmental impacts such as climate change or extreme weather events.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	<p>for wildlife, clean drinking water and places for recreation.</p> <ul style="list-style-type: none"> • The natural and historic coastal and marine environment and its distinctive landscape and seascape will continue to be renowned for its beauty and diversity. • More people will visit the National Park to enjoy the special qualities. • There will be increased and improved opportunities for the public to enjoy the special qualities of the National Park. • Conflicts between enjoyment of the National Park and other interests will be minimised. • A wide audience will be aware of and associate positive images with the North York Moors National Park. • There will be an increased level of understanding of the special qualities of the National Park. • The economic value of tourism and the number of people employed in the industry in the National Park will be increased. • Food production within the National Park will be increased and the farming sector will become more resilient and capable of adapting to changing economic circumstances whilst contributing to the National Park's special qualities. • Woodlands will be managed sustainably to ensure that timber production can be maintained without damage to the National Park's special qualities. • Game shooting will continue to provide benefits to both the environment and economy of the National Park, avoiding damaging developments. • Lowland shooting will provide benefits to both the environment and economy of the National Park, avoiding damaging developments. • There will be a range of business and employment opportunities available which benefit local people and which draw upon and enhance the special qualities of the National Park. • The high quality environment of the National Park will continue to contribute towards the attractiveness of the surrounding area as a place for investment. • The economic opportunities for sports fishing which are based on sound environmental practices will be supported. • Communities will be better able to influence the delivery of services and decisions affecting the National Park. • The National Park will be distinguished from other places through its locally distinctive cultures and traditions. • The sustainability of local communities will be improved by supporting the provision of new facilities and resisting the loss of uses which provide an important service to local communities. • More affordable homes to meet local needs will be provided and new development will protect and enhance the National Park's landscape and built heritage. 		

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<ul style="list-style-type: none"> • A safe and efficient sustainable transport network will be provided which is compatible with the National Park's high quality landscape • Residents and businesses will use less energy and will contribute to their energy needs through the generation of energy from renewable sources. • Waste produced from within the National Park will be reused or recycled wherever possible, and overall levels of waste will be reduced. • The environment of the National Park will not be degraded by littering and illegal dumping. <p>By 2017, the number at risk (principally High Risk and Medium Risk with high vulnerability) has been reduced by 65 from the number presented on the initial list. 35 Buildings at Risk have been removed from the register The area of species rich grassland has been increased by 150 hectares by 2017 300 hectares of woodland and wood pasture has been planted by 2017 At least 600 hectares of PAWS restoration initiated by 2017</p>			
Sustainable Community Strategy for North Yorkshire 2008-18 (NYSP, 2008)			
Vision: North Yorkshire – a place of equal opportunity where all can develop their full potential, participate in a flourishing economy, live and thrive in secure communities, see their high quality environment and cultural assets maintained and enhanced, and receive effective support when they need it.		The plan should support these aims.	The SA framework should include consideration of the effects of the plan on the vision of the SCS.
North York Moors Core Strategy and Development Policies (North York Moors National Park Authority, 2008)			
Objectives: 1. Conserve and enhance the natural environment and the biological and geological diversity of the Park; 2. Reduce the causes and assist in adaptation to the effects of climate change on people, wildlife and places; 3. Promote prudent and sustainable use of natural resources; 4. Secure high quality new development that takes account of and enhances the unique landscape character, settlement pattern and building characteristics of the 9 landscape character areas in the Park; 5. Preserve and enhance historic assets; 6. Promote sustainable design and efficient energy use in new buildings;		The plan should contribute towards meeting these objectives.	The SA framework should include consideration of the effects of the plan on the various objectives of the NYM Core Strategy and Development Policies.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
7. Support tourism and recreation industry by ensuring that development contributes to the local economy and provides opportunities for enjoying the Park's special qualities; 8. Strengthen and diversify the local economy by supporting a range of opportunities for employment and training particularly in sustainable locations; 9. Maintain and foster vibrant local communities where young people have an opportunity to live and work and consolidate the role of settlements; 10. Ensure that a range of new housing is provided including housing to meet local needs and affordable housing that will remain affordable and available to local people in perpetuity; 11. Support the provision and retention of key community facilities and services throughout the area; 12. Reduce the need to travel and facilitate alternative, more sustainable modes of travel to the private car and minimise the environmental impact of transport; Facilitate access to services and facilities.			
A Community Plan for Hambleton 2006 - 2011			
Set around the themes of prosperous community, vibrant community, sustainable community, safe community and healthy community.		The plan should help to take these aims forward.	The SA framework should include consideration of the effects of the plan on these aims.
Imagine Ryedale (Ryedale Strategic Partnership)			
Set around the themes of vibrant communities, strong communities, access and communication, health and wellbeing, landscape and environment and developing opportunities.		The plan should help to take these aims forward.	The SA framework should include consideration of the effects of the plan on these aims.
Harrogate District Sustainable Community Strategy (Harrogate District Strategic Partnership, revised November 2008)			
This strategy sets out the principles, priorities, strategic aims and operational objectives for Harrogate. The principles are: <ul style="list-style-type: none"> • Sustainability • Inclusion • Partnership • Equality The priorities are: <ul style="list-style-type: none"> • Reduce drug, alcohol misuse and smoking • Increased physical activity across the Community 		Local Plan should pay regard to the targets set for housing and access and help provide and contribute towards making the District economically prosperous without detracting from its environment.	The priority areas will be reflected in SA Framework objectives and indicators.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<ul style="list-style-type: none"> Improved access to facilities Support for independent living Improved/accessible transport Access to training and skills Increased affordable housing Support for parents/carers Improved access to employment Reduction of CO₂ emissions 			
Craven, Hambleton, Harrogate, Richmondshire, Ryedale, Scarborough and Selby Biodiversity Action Plans			
Includes lists of priority species and habitats that should be conserved and where possible enhanced through the planning system		<p>Policies on protection and enhancement of biodiversity (including BAP priorities) and geodiversity need to be included.</p> <p>Baseline data and on-going monitoring of BAP priority habitats and species is needed to inform planning process.</p>	<p>Include specific reference to BAP priority species and habitats in SA Framework objectives and indicators.</p> <p>Systems for collecting and managing baseline and monitoring data needed</p>
Hambleton District Council Development Plans			
<p>Hambleton was working towards an LDF and has the following documents:</p> <ul style="list-style-type: none"> Core Strategy DPD adopted 2007; Development Policies DPD adopted 2008; Allocations DPD adopted 2010; Proposals map DPD 2010 	<ul style="list-style-type: none"> Deliver approximately 280 net additional dwellings per annum; 75 hectares of land for employment development are brought forward in the period 2005 to 2021. 	Under the Duty-to-Cooperate, the Local Plan will need to consider the implications and work together with neighbouring local authorities	The SA will need to understand the cumulative and cross-boundary impacts of policies relevant to York.
Harrogate Borough Council Development Plans			
<p>Harrogate had completed the following documents under the LDF:</p> <ul style="list-style-type: none"> Core Strategy Adopted 2009 	<ul style="list-style-type: none"> Requirement to provide 390 net additional dwellings per annum up to 2021 Provision made for 45 hectares of employment land and a 	Under the Duty-to-Cooperate, the Local Plan will need to consider the implications and	The SA will need to understand the cumulative and cross-boundary impacts of policies

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<ul style="list-style-type: none"> Sites and Allocations DPD – to be adopted 2013 	range of employment sites to be maintained and enhanced.	work together with neighbouring local authorities	relevant to York.
Ryedale District Council Development Plans			
The Ryedale Local Plan Strategy was submitted for examination in May 2012	<ul style="list-style-type: none"> To provide 3000 net additional homes between 2012-2027; 200 dwellings per annum over the 15 year plan period; Provide 45 hectares of employment land over the lifespan of the plan. <p>An interim inspectors report for Ryedale states that the 200 dwellings/pa does not meet the requirements of the 2008 based household projections and therefore may be unsound. The inspector suggests that, to be NPPF compliant, upping the annual housing target to 240-250 could be positive.</p>	Under the Duty-to-Cooperate, the Local Plan will need to consider the implications and work together with neighbouring local authorities	The SA will need to understand the cumulative and cross-boundary impacts of policies relevant to York.
East Riding of Yorkshire Development Plans			
<p>Easting Riding are in the process of developing their documents. The status of their documents is:</p> <ul style="list-style-type: none"> Strategy Document – further consultation took place in 2011. Draft strategy consultation to start January 2013. Allocations Document – under preparation. To go out to consultation in January 213 alongside Strategy document. 	<ul style="list-style-type: none"> Provision will be made for at least 23,800 (net) dwellings in the East Riding between 2012 and 2029. This will deliver an average of 1,400 (net) dwellings per annum. Allocation of at least 235 hectares of employment land on a broad range of sites. 	Under the Duty-to-Cooperate, the Local Plan will need to consider the implications and work together with neighbouring local authorities	The SA will need to understand the cumulative and cross-boundary impacts of policies relevant to York.
Selby Development Plans			
<p>Selby are in the process of their LDF to replace a former Local Plan. The status of their documents is:</p> <ul style="list-style-type: none"> Core Strategy – under examination by the planning inspectorate. This has an associated Sustainability Appraisal. Site Allocation DPD – Preferred Options document produced and consulted on; Development Management DPD - under 	<ul style="list-style-type: none"> Provide a target of 5340 dwellings between 2011-2027; 450 net additional dwellings per annum minimum up to March 2027; achieve a 40/60% affordable/general market housing ratio within overall housing delivery; Providing for an additional 37 – 52 ha of employment land across the district in the period up to 2027. 	Under the Duty-to-Cooperate, the Local Plan will need to consider the implications and work together with neighbouring local authorities	The SA will need to understand the cumulative and cross-boundary impacts of policies relevant to York.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
preparation.			
LOCAL CONTEXT			
The Council Plan 2011-2016 (City of York Council)			
<p>The purpose of the Council Plan is to:</p> <ul style="list-style-type: none"> • Explain to staff what the Council's five priorities are and the actions we plan to take to deliver them • Explain the three core capabilities that we need as an organisation, and to develop in every member of staff • Demonstrate to Members that we have a clear plan that will deliver the Council's priorities over the next four years. <p>The Council Plan sets out our priorities for the next four years. There are five priorities:</p> <ul style="list-style-type: none"> • Create jobs and grow the economy • Get York moving • Build strong communities • Protect vulnerable people • Protect the environment 	<p>Creating jobs and grow the economy: All of the city's residents will enjoy the opportunity to achieve their potential within York's economy. A strong and growing economy will provide new job opportunities and the ability for residents to achieve a high quality of life for themselves and their families.</p> <p>Get York Moving An effective transport system is critical to the success of our city. Developing public transport services and encouraging more walking and cycling will support sustainable economic growth and improve the quality of life for local communities.</p> <p>Building Stronger Communities Strong communities are the foundation of a thriving city. We want to be a city of active and self-reliant communities where everyone has an effective voice in local issues and where there is a strong sense of belonging.</p> <p>Protect Vulnerable People The population growth of older people is already placing greater demand on Council services and budgets with increased numbers of people seeking support from social care services. Our objective is to promote their independence and give them choice and control over their daily lives. We also want to ensure that York's children grow up in happy and stable environments, in family settings wherever possible.</p> <p>Protect the Environment York has an outstanding built and natural environment, with iconic world class heritage. York's distinctiveness needs to be used to attract further investment and sustainable growth, without compromising what makes the city attractive. To succeed requires</p>	<p>The main themes, targets and priorities of the strategy should be reflected in the development of Local Plan policies</p>	<p>Relevant themes, targets and indicators should be used in the development of the SA objectives and indicators.</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	combining economic growth with reduced environmental impact, as well as placing expectations on individuals to adjust their behaviour.		
Local Agenda 21 Strategy 2000			
The plan objective is focussed on the quality of life in York and how to improve the quality of life for everyone in York, now and in the future	<p>The main targets of the strategy are:</p> <ul style="list-style-type: none"> • For everyone to have access to a job, with good working conditions in a local economy where the value of voluntary and unpaid work is recognised • For everyday goods and services, including those produced locally, to be available close to where people live • For low and decreasing crime levels that mean all residents feel safe and secure • For people not to have to rely on the car to get around • For resources to be used carefully, with minimal waste and as little pollution as possible • For a pleasant natural environment which people can enjoy which supports the largest possible range of native animals and plants • For people to enjoy good health with effective treatment available for those who need it • Education and training to be available to people of all ages and abilities • Access to affordable, appropriately sized housing in a good condition for all • For everyone to have the opportunity to be part of a community and to have their say in decisions affecting themselves or the city as a whole • For the characteristics that make York unique to be protected and enhanced. 	The main targets of the strategy should be reflected in the development of LDF policies	These objectives should form the foundation of the SA objectives
York City Vision and Community Strategy (Without Walls) 2011-2025 (2011)			
Without Walls is the name of a group of people from influential organisations in York	There are seven themes to the strategy each with their own objectives and targets that come together to form the city vision.	The main targets of the strategy should be reflected in	These objectives should be incorporated into the objectives

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>who have agreed to work together to achieve a shared vision. The strategy in place to reach the shared vision, called the community strategy, will make sure that the good work done by organisations, partnerships and individuals in the city is brought together in one overall 'grand plan'. We will see improvements quicker if we work together than if organisations continue to work on their own.</p> <p>Strategic Ambitions:</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 • Celebrating our historic past and creating a successful and ambitious future 	<p>These are:</p> <ul style="list-style-type: none"> • The Safer City - To be a safe city with a low crime rate and to be perceived by residents and visitors as such. • The Healthy City - To be a city where residents enjoy long, healthy and independent lives through the promotion of healthy living and with easy access to responsive health and social care services • The City of Culture - Celebrating both our uniqueness and our diversity, we will promote a culture that helps build a confident and creative community, welcomes and inspires resident and visitor alike, and encourages quality opportunities for fun and fulfilment open to all • The Thriving City - To support the progress and success of York's existing businesses and to encourage new enterprises in order to maintain a prosperous and flourishing economy that will sustain high employment rates • The Inclusive City - To ensure that all residents and visitors can take part in the life of the city • The Learning City - To ensure all those who live and work in York have the education and skills that will enable them to play an active part in society and contribute to the life of the city. To ensure that the city is seen as an internationally recognised centre for education with a commitment to lifelong learning and creativity which is second to none • The Sustainable City - That York should be a model sustainable city with a quality built and natural environment and modern, integrated transport network 	<p>the development of Local Plan policies</p>	<p>and indicators of the SA framework to ensure consistency</p>
Corporate Fairness and Inclusion Strategy and Single Corporate Equality Scheme (CYC, 2010)			
<p>Below are the main actions that we have planned from July 2009 to July 2012. They will help us to make the lives of people from the equality strands better. These actions make up our Single Corporate Equality</p>	<p>Fairness and inclusion are about treating people according to their needs to achieve fair results across the full range of services and employment opportunities offered by the council, its partners, outside organisations that work for it, and organisations that the council gives grants to.</p>	<p>The Local Plan should ensure that equality is considered throughout policy development</p>	<p>The SA should ensure that equality forms part of the assessment process.</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>Scheme.</p> <ul style="list-style-type: none"> • Theme 1 - Know the community; • Theme 2 - Leadership, partnership and Commitment; • Theme 3 – Engaging with people from the equality strands; • Theme 4 – Providing responsive services; • Theme 5 – Having a diverse workforce; • Theme 6 - Acting in each business area 	<p>The aim is to make sure that people do not suffer disadvantage in services and employment as a result of their:</p> <ul style="list-style-type: none"> • gender (This includes trans people who are going through sex-change or have a sense of self that belongs to the other gender). • disability • race • age • religion and belief • sexual orientation 		
Local Transport Plan 3 2011-2021 (CYC, 2011)			
<p>This third transport plan sets out five themes with objectives:</p> <ol style="list-style-type: none"> 1. Providing quality alternatives 2. Improving strategic Links 3. Encouraging behavioural Change 4. Tackling transport emissions 5. Enhancing public Streets and spaces. <p>The LTP is a long-term strategy for transport in York and is supported by a implementation plan with detailed measures.</p>	<p>The LTP3 vision over the next 20 years is: To enable everyone to undertake their activities in the most sustainable way and to have a transport system that:</p> <ul style="list-style-type: none"> • Has people walking, cycling and use public transport more; • Makes York easier to get around with reliable and sustainable links within its own area, adjacent to other areas and the rest of the UK; • Enables people to travel in safety, comfort and security, whatever form of transport they use; • Provides equal access to opportunities for employment, education, training, good health and leisure for all; and • Addresses the transport-related climate change and local air quality issues in York 	<p>The main targets of the strategy should be reflected in the development of Local Plan policies</p>	<p>These objectives should be incorporated into the objectives and indicators of the SA framework to ensure consistency.</p>
Life Long Learning and leisure Plan 2005 to 2008 (replaces the Education and Leisure Strategic Plan 2002-2006), March 2005			
<p>Key Vision – to aspire to excellence, reflecting the local ambition of York to be a world class city in the 21st Century. This will not be achieved unless the people who are educated and live in the city are given the opportunity to become highly motivated, flexible and creative life-long learners</p>	<p>Key outcomes/targets:</p> <ul style="list-style-type: none"> • Making York more eventful – enjoying, participating in and taking the lead in cultural events and activities • Engaging in learning – developing creative expression and talent, becoming more informed and acquiring skills for life • Being healthy – enjoying good physical and mental health and 	<p>Ensure that the main targets and indicators are taken into account when developing LDF policies</p>	<p>Incorporate any relevant targets into sustainability framework</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	having an active lifestyle <ul style="list-style-type: none"> • Making a positive contribution – being involved with the life of the city and its many communities • Taking pride and pleasure in the environment – appreciating and understanding the city and its surroundings • Economic well-being – enjoying the economic benefits of a thriving cultural sector • Staying safe – being protected from harm and neglect • Infrastructure planning – improving the quality of the city's cultural infrastructure 		
The Education Plan 2005-2008			
Key Vision – to aspire to excellence, reflecting the local ambition of York to be a world class city in the 21 st Century. This will not be achieved unless the people who are educated and live in the city are given the opportunity to become highly motivated, flexible and creative life-long learners	Key Outcomes/Targets: <ul style="list-style-type: none"> • Being Healthy in York – enjoying good physical and mental health and living a healthy lifestyle • Staying Safe in York – being protected from harm and neglect • Enjoying and achieving in York – getting the most out of life and developing the skills for adulthood • Making a positive contribution in York – being involved with the community and society and not engaging in anti-social or offending behaviour • Achieving economic well-being – not being prevented by economic disadvantage from achieving their full potential in life 	Ensure that the main targets and indicators are taken into account when developing LDF policies	Incorporate any relevant targets into sustainability framework
Dream Again: Children's and Young People's Plan 2013-2016 (CYC and York OK Children's Trust, 2012)			
Vision York is a city making history and its children are our future. Every child and young person in York deserves to live their dreams. We will stretch, support, nurture and release them to do so. Working with them and their families, we will make York the best place in Britain in which to grow up.	A specific responsibility of the YorOK Board is to oversee the production, delivery and review of this Children and Young People's Plan. In discharging this responsibility the Board will formally monitor performance and progress on a quarterly basis, and review annually the extent to which partners have acted in accordance with the Plan. A full retrospective CYPP 2009-12 performance score card is provided at annex A and a proposed scorecard for the new Plan is provided at annex D. These scorecards can be amended in light of changing national reporting	Ensure that the main targets and indicators are taken into account when developing Local Plan policies	Incorporate any relevant targets into sustainability framework

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>Eight ways in which we will work to help all children, young people and their families to live their dreams:</p> <ul style="list-style-type: none"> • Striving for the highest standards; • Upholding truly equal opportunities; • Helping children and young people to always feel safe; • Intervening early and effectively; • Working together creatively; • Working in genuine collaboration with children and families: mutual respect and celebration; • Connecting with communities, within which our children live, and to the rich culture of our great city; • Remembering that laughter and happiness are also important! <p>There are five specific priorities, based on evidence about where extra help is needed:</p> <ul style="list-style-type: none"> • Helping all York children enjoy a happy family life; • Supporting those who need extra help at the earliest opportunity; • Promoting good mental health; • Reaching further: links to a strong economy; • Planning well in a changing world. 	<p>requirements and local priorities.</p> <p>In addition to this strategic monitoring, YorOK will oversee production of a more immediate Action Plan which will be reviewed and refreshed as necessary over the next three years.</p>		
<p>Taking Play Forward – A Play Strategy for York (CYC, 2002, updated 2010)</p>			

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>Taking play forward is a working and flexible philosophy for all children and young people up to 16 years old, parents and organisations involved with play. It aims to:</p> <ul style="list-style-type: none"> • Raise the standards of play provision • Encourage joint working between children, individuals and services with interests in play • Create flexibility in the use of play resources • Identify measurable criteria for funding and developing play opportunities • Increase the recognition of the importance of play 	<p>Targets:</p> <ul style="list-style-type: none"> • For all forms of city planning and organisation, relevant authorities and departments to be encouraged to consider the play environment and help build resources which allow children’s play to happen freely • All individuals and organisations making decisions which affect (directly or indirectly) the right of children to play and their right to be consulted should be encouraged to consider and apply the 7 play objectives (as detailed in the strategy) • Opportunities to create open and accessible free-play and adventure play in the general environment should be a priority • To see that play spaces and places that offer children opportunities for risk taking and challenge, whilst ensuring that they are not at risk of serious harm 	<p>Ensure that the main targets and indicators are taken into account when developing LDF policies</p>	<p>Incorporate any relevant targets into sustainability framework</p>
Low Emission Strategy (CYC, 2012)			
<p>The LES vision will be delivered through a series of measures aimed at achieving the following objectives:</p> <ol style="list-style-type: none"> i. To raise public and business awareness and understanding of emissions to air in order to protect public health and meet the city’s ambitious carbon reduction targets. ii. To minimise emissions to air from new developments by encouraging highly sustainable design (via sustainable design aspects of the emerging Development Plan) and the uptake of low emission vehicles and fuels on new developments (via LES and LTP3) iii. To minimise emissions to air from existing vehicles by encouraging eco-driving, 	<p>Overall vision: <i>‘To transform York into a nationally acclaimed low emission city’</i> where the population, and the business and development community particular are aware of their impact on the environment and health and play an active role in reducing all emissions in the city</p> <ul style="list-style-type: none"> • where new development is designed to minimise emissions and maximise sustainable transport access • where there are noticeably higher rates of walking and cycling than in other UK cities and rates are comparable to those in exemplar European cities • where there are noticeably greater numbers of alternatively fuelled vehicles (electric, gas and hybrid) than in other UK cities and widespread eco-driving behaviour • where there is a well developed infrastructure to support low emission (alternatively fuelled) vehicles • where the number of vehicles accessing air quality hotspots 	<p>The Local Plan will need to make provision to help achieve and deliver this strategy</p>	<p>The SA should include the indicators and baseline information to help determine analysis and objectives.</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>optimising vehicle maintenance and performance (including that of abatement equipment) and providing businesses, residents and visitors with incentives and opportunities to use low emission vehicles and fuels</p> <p>iv. To lead by example by minimising emissions from council buildings (via CCFAP), fleet and other activities and to showcase low emission technologies whenever possible</p> <p>v. To encourage inward investment by providers of low emission technology, fuels and support services</p> <p>vi. To maximise sustainable transport and reduce localised air quality breaches through traffic demand management, smart travel planning, and potentially regulatory control (via LTP3, the emerging Development Plan, LES and revisions to the AQAP).</p>	<p>and risk areas are minimised and where lorries, buses and taxis meet minimum emission standards and embrace new emission reduction technologies</p> <ul style="list-style-type: none"> • where the council leads by example, operating the lowest emission fleet affordable and seeking to minimise emissions from procured services • where local air quality and global warming issues are considered and tackled together • where inward investment by low emission technology providers is actively sought, encouraged and supported • where innovation and investment in infrastructure and services that reduce emissions are actively sought, encouraged and promoted. • where as a result of the above there are no exceedances of air quality limit 		
City of York Council Homelessness Review and Strategy 2008-2013			
<p>The main objectives are:</p> <ul style="list-style-type: none"> • Ensure people who are at risk of homelessness are aware of, and have access to, the services they need to help prevent it. • Ensure the provision of, and fair access to, accommodation sufficient to meet identified housing needs. • Ensure people with housing related support needs have these needs fully 	<p>The strategy sets out national targets as set out by ODPM and local targets as follows:</p> <p>National Targets</p> <ul style="list-style-type: none"> • To keep rough sleeping as close to zero as possible (and at least two thirds below the level in 1998) • To end the use of B&B hotels for homeless families with children except in short-term (less than 6 weeks) emergencies <p>Local Targets:</p> <ul style="list-style-type: none"> • Keep rough sleeping as close to zero as possible • Reduce the number of households in temporary 	<p>Ensure that the main targets and indicators are taken into account when developing LDF policies</p>	<p>Incorporate any relevant targets into sustainability framework</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>assessed and have access to the support services required to sustain independent living and prevent homelessness.</p> <ul style="list-style-type: none"> Ensure the effective co-ordination of all service providers, across all sectors, whose activities contribute to preventing or addressing homelessness, or meeting the accommodation and support needs of people who are homeless or at risk of homelessness. 	<p>accommodation by 2010 to half the figure it was in 2004</p> <ul style="list-style-type: none"> End the use of bed and breakfast accommodation for homeless families with children, except in short term emergencies End the use of bed and breakfast for 16-17 year olds, except in an emergency, by 2010. 		
City of York Council Housing Strategy 2011-15			
<p>Our "Creating homes, building communities" strategy includes six strategic aims:</p> <p>1. Improve access to housing and housing services, including appropriate information, advice and support: Knowing what housing options are available and where to go for help are set to become increasingly important in the years ahead so people can plan, make informed choices and avoid a housing crisis.</p> <p>2. Make best use of the existing housing stock: The economic slowdown presents challenges to new housing supply. Making better use of the existing homes is one way of minimising future demand.</p> <p>3. Maximise the supply of decent environmentally sustainable homes that people can afford: We must maintain a strong focus on the key housing sites, such as York North West, which in turn will underpin future economic growth.</p>	<p>Key objectives to tackle the local housing issues identified:</p> <p>1. Improve access to housing and housing services, including appropriate information, advice and support</p> <ul style="list-style-type: none"> Develop an advanced housing options service Increase awareness of housing options for particular groups, such as older households and people with disabilities Increase awareness of York's social housing allocation system <p>2. Make best use of the existing housing stock</p> <ul style="list-style-type: none"> Tackle under occupation Tackle long-term empty properties Swiftly re-let homes that become vacant in the social rented sector and tackle illegal sub-letting Increase the role of the private rented sector in meeting housing need <p>3. Maximize the supply of decent environmentally sustainable homes that people can afford</p> <ul style="list-style-type: none"> Increasing housing supply, especially the supply of additional affordable homes Ensure all new homes are built to high environmental standards Tackle worklessness and financial exclusion Increase the range of housing options available to older 	<p>The Local Plan needs to help deliver elements of the Housing Strategy through policy</p>	<p>The SA should take the aims, objectives and targets in account through the SA Framework and analysis.</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>4. Improve the condition, energy efficiency and suitability of homes and create attractive, sustainable neighbourhoods: Ensuring homes remain suitable to our needs as we get older helps maximise use of the existing stock and underpins good quality of life. Cutting carbon emissions is good for the environment and means people spend less on energy.</p> <p>5. Reduce homelessness and tackle the causes of homelessness: By preventing homelessness we can help households avoid its damaging affects and reduce overall costs.</p> <p>6. Develop effective partnership working: Joint working on housing issues has been key to the achievements made to date. We know there are partnerships we can strengthen further, particularly around housing and health.</p>	<p>households and those with disabilities</p> <ul style="list-style-type: none"> • Address the housing needs of gypsies, travellers and showpeople • Ensure a planned approach to student housing <p>4. Improve the condition, energy efficiency and suitability of homes and create attractive, sustainable neighbourhoods</p> <ul style="list-style-type: none"> • Improve the condition and energy efficiency of existing homes • Tackle fuel poverty • Help people remain in (or safely return to) their homes • Reduce anti-social behaviour • Improve home security • Increase residents' involvement in decisions about their homes and neighbourhoods <p>5. Reduce homelessness and tackle the causes of homelessness</p> <ul style="list-style-type: none"> • Prevent homelessness • Reduce the use of temporary accommodation • End rough sleeping • Increase special provision for young people and teenage parents <p>6. Develop effective partnership working</p> <ul style="list-style-type: none"> • Improve partnership working with the health sector 		
Older Persons Housing Strategy 2011-2015 (CYC, 2011)			
<p>Strategic Aims:</p> <ol style="list-style-type: none"> 1. Ensure older people can make informed choices and plan ahead by providing accessible and clear information on their housing options 2. Ensure older households are able to live in their own homes for longer, rather than have to move to 'specialist' accommodation to maintain their independence and well being 	<p>Targets for Strategic Aims:</p> <p>Strategic aim 1</p> <ul style="list-style-type: none"> • Comprehensive information about housing and support options by Dec 2011. Annual older people information events to raise awareness of options. • Update knowledge of older people's needs through a full housing market assessment by Jul 2011. Complete customer profiling of social housing tenants by Dec 2011. • Report progress on the strategy to the Older People's 	<p>The Local Plan should make provision for a mix of types of accommodation to suit all needs</p>	<p>The SA should reference the targets and indicator for the strategy and use this as a basis for analysis.</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>3. Where there is a need for more specialist types of accommodation for frailer older people and those with specific needs, ensure it promotes and enables maximum independence and choice.</p>	<p>Partnership Board every six months.</p> <p>Strategic aim 2</p> <ul style="list-style-type: none"> • 100% of new homes built to lifetime standard (date to be confirmed in Local Development Framework). • Continue to promote and administer disabled facilities grant in light of cutbacks in funding for other help and assistance. • Register of adapted social rented properties by July 2012. • Minimum of 98.6% of vulnerable people accessing services helped to maintain independent living year on year • Reduction on the proportion of older households spending more than 10% of their income on domestic energy bills by 2015. • Minimum of 6 households helped to downsize each year. <p>Strategic Aim 3:</p> <ul style="list-style-type: none"> • Increase in the proportion of new specialist housing that offers a wider range of tenure options and bedroom sizes. • Complete stock options appraisal of older persons schemes with recommendations for future provision – July 2011 • Agreed equalities and diversity policy in place by April 2012. 		
<p>York Supporting People Strategy 2005-2010, Supporting People Commissioning Body</p>			
<p>The Supporting People Commissioning Body is a partnership of the Probation Service (North Yorkshire), Selby and York Primary Care Trust and the City of York Council.</p> <p>The purpose of the strategy is to determine the specific nature of the work to be undertaken in the next 5 years in order to achieve the maximum benefits from the Supporting People Grant for as many individuals and communities as possible. The vision is that - Supporting People will help to make York a place where all people: Are able to achieve the greatest</p>	<p>The success of the programme will be measured by the following outcomes:</p> <p>Increased or maintained independence in everyday living Improved or maintained capacity to secure and manage a home Safer and more sustainable communities Reduced isolation in the community and increased participation of supporting people customers in everyday community activities.</p> <p>These outcomes will be measured by a number of performance indicators as detailed in the document</p>	<p>Ensure that the main targets and indicators are taken into account when developing LDF policies</p>	<p>Incorporate any relevant targets into sustainability framework</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
independence Feel secure and live in a safe environment Are confident and feel good about themselves Are encouraged to have aspirations and given the best chance to achieve in life Are listened to and have their views taken seriously			
Let's Talk Rubbish: A Municipal Waste Management Strategy for City of York and North Yorkshire 2006-2026 (2006)			
This Strategy has the following objectives, to enable us to achieve this vision: <ul style="list-style-type: none"> • Reduce the amount of waste produced in York and North Yorkshire so as to make us one of the best performing areas⁵ in the country by 2013 (currently York and North Yorkshire residents produce more waste per person than in most other areas). By 2008, we aim to produce less per person than the average for England and Wales • To promote the value of waste as a natural and viable resource, by: • Re-using, recycling and composting the maximum practicable amount of household waste • Maximising opportunities for re-use of unwanted items and waste by working closely with community and other groups • Maximising the recovery of materials and/or energy from waste that is not re-used, recycled or composted so as to further reduce the amount of waste sent to landfill 	The Partnership aims to achieve the following targets, as a minimum: <ul style="list-style-type: none"> • Recycle or compost 40% of household waste by 2010 • Recycle or compost 45% of household waste by 2013 • Recycle or compost 50% of household waste by 2020 Divert 75% of municipal waste from landfill by 2013	The LDF should incorporate policies which aims to achieve the targets	The SA should take consideration of the objectives and targets in the SA framework.
Contaminated Land Strategy, Environmental Protection Unit, City of York Council, (Adopted July 2001, revised January 2010)			

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>It is envisaged that this strategy will help the council to improve and protect the condition of the environment and the health of residents in York.</p> <p>Key Objectives:</p> <ul style="list-style-type: none"> • to meet the requirements placed on the council to produce a strategy for the implementation of Part 2A; • to document how the council intends to meet the criteria of the statutory guidance; • to provide a framework for the identification, prioritisation, assessment, determination and remediation of contaminated land and to subsequently reduce the risks posed to human health and the environment; • to provide information to the Environment Agency for the national report on contaminated land; • To put into practice the 'suitable for use' and 'polluter pays' principles to ensure suitable remediation is carried out on all necessary sites; • to provide a greater understanding for the need to investigate and remediate contaminated land; • to improve internal and external communications with regard to contaminated land; and City of York Council Contaminated Land Strategy - 2010 - 14 - • to inform land owners, the general public 	<p>Specific targets and indicators are detailed in the document</p>	<p>Ensure that the main targets and indicators are taken into account when developing LDF policies</p>	<p>Incorporate any relevant targets into sustainability framework</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
and stakeholders of the council's intentions in relation to contaminated land by the publication of this strategy document.			
Community Safety Plan, Safer York Partnership, 2011-2014			
<p>The priorities for the Crime and Disorder Reduction Partnership are based upon the Community Safety Strategy for York, and is the product of both multi-agency data analysis of crime and disorder intelligence, as well as information and community consultation conducted through the Police Safer Neighbourhood Teams. The plan covers the period 2011-2014 and outlines the following key priorities:</p> <ul style="list-style-type: none"> • Autocrime - reducing the volume of vehicle-related offences • Burglary - reducing the number of house, shed/garage and commercial burglaries • Cycle Theft - reducing the number of bikes stolen and number of cycle thieves • Drugs and Alcohol – reducing the harm caused by substance misuse. • Safer Neighbourhoods – including tackling anti-social behaviour and road safety • Violent Crime – including alcohol related violence in the night time economy and domestic violence 			The SA should consider the implications from the strategy on the Local Plan policies.
Healthier lives: NHS North Yorkshire and York's Strategic Plan 2010-2015 (May 2010)			
We aim by 2015 the people of North	The goals for the next five years are:	Ensure that any relevant	Incorporate relevant health

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>Yorkshire and York will agree that: They are supported to have healthier lifestyles They are satisfied with the services available to them The services they receive meet their needs Services are accessible Our mission is to: Reduce health inequalities Empower individuals to manage their own health Create seamless care with our partners which make best use of our allocated resources</p>	<p>Goal 1: Comprehensive services for our ageing population Goal 2: Reduction in health inequalities Goal 3: Improved health and well-being of the population through the promotion of healthy lifestyles Goal 4: Clinically and financially sustainable healthcare system Goal 5: Highest quality care in the right settings Goal 6: Strong partnerships focused on the individual</p>	<p>targets and indicators are taken into account when developing LDF policies</p>	<p>indicators into the development of the SA framework</p>
Reaching Further: York's Economic Strategy (CYC, 2012)			
<p>The Vision Our simple economic vision is for the City of York to become an international and enterprising city, and in time, the most competitive city of its size, not only in the UK but globally, leading to increased sustainable and inclusive growth in the overall economy and jobs. On the way to achieving this vision, by 2015, the city will aim to become a top 5 UK city economy that sustainably delivers both Gross Value Added (GVA) and jobs growth, and a top 10 European city, as measured against comparator cities</p>	<p>In order to realise this vision, the city will achieve the following five ambitions: 1. A flexible and relevant workforce for the future, by unlocking the potential of our existing and future workforce, building on residents' skills to provide fairer opportunity for employment, whilst attracting new skilled individuals to meet the needs of businesses today and in future. 2. A growing and dynamic business base competing on a global stage, by encouraging entrepreneurship and the growth and internationalisation of existing business, as well as attracting new businesses. 3. A globally connected, locally integrated knowledge base, by strengthening the city's higher and further education base, its international connectivity and its connection to the wider city economy and business base. 4. A world class place for business, communities, students and visitors, by facilitating both better use of existing developments and infrastructure and the development of new spaces where necessary.</p>	<p>The Local Plan should support the strategy through policy and delivery</p>	<p>The SA should use the themes, priorities and indicators in scoping and analysis of the policies.</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	5. A coordinated and efficient approach to attracting and retaining investment in the city, by building on these pillars to attract and retain investment from local, regional, national and international markets.		
Science City York Strategy			
Science City York is a business support organisation that assists in the creation and growth of technology-based businesses. Its mission is to create business and employment opportunities in the York area through science and technology exploitation. Science City York's vision is to be a 'leading centre at the forefront of innovation, creativity and change within a prosperous and thriving economy'. Science City York's concept is firmly embedded at the heart of the York and North Yorkshire Economic strategy. Science City York's future vision is to generate an additional 15,000 jobs by 2021 achieved through developing an integrated approach to create a culture and infrastructure that allows creative, science and technology businesses to thrive.	Central to the delivery of Science City York's vision will include investment in strategic areas and initiatives including:- Business and Research Collaboration, Infrastructure and Life Long Learning. Science City York will pursue a number of workstreams to deliver further growth: Cluster Development Activities - the development of new business clusters around the strengths of the University. Science Infrastructure - one of the central components of the development of Science City York's infrastructure is the development of key strategic sites including - York Science Park, Vangarde (a technology park on a key greenfield site which is being developed to support key technology and science businesses), York Central, Hungate and Heslington East Campus.	Ensure that the LDF policies reflect the aims and objectives of the Science City York strategy and are developed in consultation with the Economic Development Unit.	Ensure that the key targets/outcomes of the strategy are taken into account when developing the sustainability framework
Visit York Strategic Plan 2009-2012			
Visit York has identified five key objectives that we will use to measure our success: To position York as a leading domestic and international visitor destination. To generate, support and manage investment in tourism in York and the surrounding area. To deliver from our activities an enhanced and sustainable return on investment for all our stakeholders	By 2012 the York tourism sector will see: Total visitor expenditure in excess of £400m (based on >5% growth pa) Average length of overnight stays sustained at 4 days (2008: 3.9 days). York Tourism supporting 12,000 jobs (2008: 10,600 jobs). A 3% increase in the ratio of visitors who intend to return to York in the next two years (to 86%) based on visitor survey evidence. £50 m investment in tourism over a three year period by public	The LDF should take into consideration and support the aims and targets of this strategy	The SA should incorporate the aims and targets within the framework

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>To operate a commercially successful business and develop the company's corporate social responsibilities.</p> <p>To contribute fully to the development of the economy of York and Yorkshire.</p>	<p>and private sectors – including investment in training, public realm and events activity as well as capital projects</p> <p>100 York tourism businesses signed up to the Green Tourism Business Scheme.</p>		
Biodiversity Audit and Action Plan			
<p>The initial 'City of York Biodiversity Audit' in 1996 was commissioned by the then English Nature and City of York Council as a first step towards implementing Government policy at the local level and was essentially a review of the City's known wildlife resource. This audit has formed the basis of conserving sites of nature conservation interest in York since it was produced.</p> <p>A new Biodiversity Audit for York has been completed (2010) and this identifies new potential Sites of Importance for Nature Conservation (SINC) and assesses these alongside existing ones to see if they have sufficient value to be designated as a SINC. This has been accepted as part of the evidence base for the former LDF.</p>		<p>The Local Plan requires up to date and comprehensive information. Need to incorporate Action Plan when written as Supplementary Planning Document.</p>	<p>Incorporate relevant biodiversity objectives and indicators into sustainability framework</p>
City of York Rights of Way Improvement Plan 2006-2011 (draft)			
<p>This report is a requirement of the Countryside and Rights of Way Act 2000 and looks to evaluate to what extent local rights of way meet the present and future needs of the public; the extent to which rights of way offer opportunities for exercise and other outdoor recreation and the accessibility of the rights of way to the blind/partially sighted and people with mobility problems.</p>	<p>The ROWIP's Statement of Action is split down into 6 Aims:</p> <p>Aim 1: To ensure that the council's rights of way network and wider network of access is open, well maintained and easy to use.</p> <p>Aim 2: To provide an accurate, up to date and easily available Definitive Map and Statement for the whole of the City of York Council administrative area.</p> <p>Aim 3: To provide a more connected network of access for all users.</p> <p>Aim 4: To improve the provision of information about the council's rights of way network and wider network of access and to promote the benefits that its use can bring.</p> <p>Aim 5: To work more closely with landowners, user groups and volunteers to manage and enhance the current PROW network and Wider Network of Access.</p> <p>Aim 6: To improve the network to make it easier to use for</p>	<p>Ensure that the key actions and targets of the improvement plan are taken into account when developing the policies in the LDF</p>	<p>Incorporate any relevant targets and indicators into the development of the sustainability framework</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
	everyone especially those with mobility problems and visual impairment.		
Ouse Flood Risk Management Strategy (Environment Agency, 2010)			
The Ouse Flood Risk Management Strategy focuses on the River Ouse and the rivers and streams which join it. The strategy puts the spotlight on people, properties and land at risk from flooding along the River Ouse between Linton Lock to the North West of York and Boothferry Bridge to the SE of Selby and the River Wharfe between the A64 bridge at Tadcaster and where it joins with the Ouse at Wharfe's mouth. It looks at various methods of managing flood risk and suggests the most appropriate ways of doing this in the future.	The primary objective of the study is to identify the preferred ways of managing flood risks in the long term, over the next 100 years. The strategy adopts targets based on both national and local objectives. These targets reflect not only flood risk management objectives but also relevant wider issues and concerns including the environment, sustainability and climate change.	Ensure that the key actions and targets of the flood risk strategy are taken into account when developing the policies in the LDF	Incorporate any relevant targets and indicators into the development of the sustainability framework
The Swale, Ure, Nidd and Upper Ouse Catchment Abstraction Management Strategy (CAMS) (Environment Agency, March 2004 and updated 2008)			
The vision for the Swale, Ure, Nidd and Upper Ouse CAMS is to ensure that a sustainable level of abstraction is achieved that meets the needs of the environment, economy and water users both now and in the future. CAMS are strategies for management of water resources at a local level. The SUNO CAMS covers an area of approximately 3,500km ² and includes the towns of Harrogate, Knaresborough, Northallerton, Thirsk, Ripon, Richmond and the City of York. The strategy will apply to the significant rivers, tributaries and groundwater resources.	Targets: to characterise and quantify pressures and impacts on all surface waters and groundwater sources; reduce the likelihood of water supply shortages, whilst avoiding future environmental damage; ensure that plans are in place to adapt water supply systems to expected climate change	Ensure that the key actions and targets of the flood risk strategy are taken into account when developing the policies in the LDF	Incorporate any relevant targets and indicators into the development of the sustainability framework
York Central Transport Study Nov 2005			
The Study considers the physical measures	The study did not recommend any targets but outlined areas	Ensure the work on the study is	The study included an initial

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
required to allow access to the development and identifies the transport implications likely to arise from the development of the area on surrounding areas and citywide. More detailed transport proposals for York Central will be produced in the master planning stage and when development options are being prepared. The objective of the Study was to identify options to address the poor accessibility into the area. A number of key conclusions were provided and a report commenting on the results of the study was produced.	where further work was required and provided feasibility work on alternative options to access the area. Five options were modelled and key indicators used to assess the relative benefits of these.	taken into account when developing more detailed assessments and policies for the Area Action Plan.	assessment of the likely air quality implications arising from the development of the site. A detailed assessment of the additional air pollution generated by the development will be needed, based on the Transport Impact Assessment.
York and North Yorkshire Strategic Housing Market Assessment (North Yorkshire Strategic Housing Partnership, 2011)			
The purpose of the SHMA, as explored in more detail in the context of Government guidance ¹ within the main report, is two-fold: <ul style="list-style-type: none"> To provide a SHMA undertaken in accordance with Government guidance and meeting PPS3 requirements; and To assist in supporting the Council to fulfil their strategic housing role in planning for housing investment that meets the needs of the community. 	This document identifies that City of York will likely have an average household increase of 850 households per annum. It also identifies that in order to address the backlog and future housing need, 790 affordable homes per annum are required.	The Local plan needs to take consideration for the provision of housing and addressing need	The SA should use this in the baseline and analysis of the Policies.
Climate Change Strategy and Action Plan for York 2010-15 (CYC, 2010)			
The Climate Change Framework is the overarching document that will enable York to accelerate actions to reduce carbon emissions across the city. It demonstrates the actions already on-going and highlights the key areas the city needs to begin to drive forward for coordinated action to tackle climate change. Key aims:	Vision: To reduce greenhouse gas emissions across York and better prepare and adapt York's communities and businesses for the likely impacts associated with climate change. Targets: <ul style="list-style-type: none"> Reduce CO2 emissions (end user) by 40 per cent by 2020 (based on a 2005 baseline) and 80 per cent* by 2050 (based on a 1990 baseline). 	The aim of this strategy should be at the heart of the Local Plan.	The aims and targets should be incorporated into the SA framework and Climate change should be a specific SA objective.

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<ul style="list-style-type: none"> • to reduce York’s CO2 and other greenhouse gas emissions in line with government and local targets. • to coordinate CO2 and other greenhouse gas emission reduction initiatives across York • to coordinate actions to better prepare York for future climate change. • to make full use of the potential for low carbon, renewable, localised sources of energy generation across York. • to raise awareness and understanding of climate change throughout the Without Walls Partnership, City of York Council, and within communities, businesses and organisations across York. • contribute to the city’s Sustainable Community Strategy and the creation of a sustainable, environmentally friendly city. <p>The Climate Change Action Plan for York will deliver coordinated actions across the city to meet the Climate Change Framework’s targets and ambitions.</p> <p>The Climate Change Action Plan for York is a combination of two specific action plans. The plans are broken into mitigation – actions that will reduce emissions from across York – and adaptation – actions that will help York to better prepare and adapt to the predicted effects of a future changing climate.</p>	<ul style="list-style-type: none"> • Reduce the average residents’ carbon footprint from 12.61 tonnes in 2006 by 80 per cent to 3.36 tonnes by 2050 (based on a 2006 baseline). • City of York Council and the Without Walls Partnership to have in place by 2050 effective measures that will better prepare York communities, businesses, organisations and vital infrastructure from the effects of a changing climate. • To exceed the following renewable energy targets of 39MW of installed renewable electricity capacity and 15MW of installed renewable heat capacity by the year 2020 and 40MW of installed renewable electricity and 18MW of installed renewable heat capacity by the year 2031. <p>The above targets for reductions in CO2 emissions by 2020 are in line with the city’s voluntary commitments to the Covenants of Mayors² and the Friends of the Earth (FoE) ‘Get Serious’ campaign³. The Covenant of Mayors (CoM) is a European initiative to curb local authorities CO2 emissions. This requires the city to reduce its CO2 emissions by at least 20% by 2020. The FoE campaign calls for council’s to do their bit to tackle climate change and create a greener future for everyone by reducing the city’s CO2 emissions by 40% by 2020. (An additional Sustainable Energy Action Plan, with details on the York’s COM campaign is also available from May 2011</p>		
Renewable Energy Strategic Viability Study (AEA, 2010)			

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>This report sets out the methodology and outputs from a renewable energy strategic viability study for York. The aim of this study is to inform City of York Council about the potential, viability and deliverability of renewable energy options within York.</p>	<p>The study identifies a number of technologies that have the potential to be implemented within the city. The report does not set specific targets but recommendations for implementation</p>	<p>The Local Plan should incorporate provision for resource efficiency and renewable energy provision</p>	<p>The SA should understand and use the potential identified for form the basis for analysis of policies and sites.</p>
<p>Green Streets: The Neighbourhood Carbon Footprint of York (October 2009)</p>			
<p>The aim of the study is to determine the carbon footprint of York residents and show how this varies throughout the city. It builds upon a 2002 study to assess the ecological footprint of York. The study identifies those York neighbourhoods that have the greatest potential to reduce their carbon footprint. Based on carbon footprint data for each neighbourhood, attitudes of residents to green issues and the availability of local infrastructure it allows a more targeted approach to be taken to reduce residential carbon emissions in York.</p>	<p>Key recommendations Targeted campaigns should be conducted to encourage those neighbourhoods which have the highest potential for behavioral change. Targeted campaigns would provide an effective way to achieve a reduction in household CO2 emission in York and contribute to meeting the objectives outlined in the draft York Climate Change Framework. The York Green Street Challenge will test this approach and will work with about one hundred households in selected neighbourhoods which have been identified as having the highest potential to reduce their carbon footprint.</p> <p>In order to test the effectiveness of this approach the York Green Street Challenge project has been developed to target up to one hundred households in selected neighbourhoods identified as having the highest potential to reduce their carbon footprint. The Green Streets Challenge will be conducted in 2010. A group of mentors will provide information and support to teams of households who have pledged to cut their carbon emissions by 10 per cent in 2010. The project will provide the opportunity for residents to save money, have fun and become part of a larger national movement that is making a difference to prevent climate change. The results of the pilot project will feed into the Climate Change Framework and action plan to reduce greenhouse gas emissions across the city.</p>	<p>The LDF should support the aim to reduce carbon footprints in York</p>	<p>The SA should incorporate the aims and objectives and targets from this report in the SA Framework. It should be used to support the headline objective.</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
York Climate Change Impacts Profile (May 2010)			
<p>The overall aim of the CYCIP is to enable the Council and the Without Walls Partnership to understand how the City of York need to adapt to a changing climate. It should be recognised that the CYCIP process itself is as important as the outputs. The programmes purpose is to increase understanding of our current vulnerability to weather, to understand how this is altering with a changing climate both now and in the future and to assess how we can take effective action now to protect our communities.</p>	<p>National indicator 188 is included. The aim of NI188 is to: “embed the management of climate risks and opportunities across the local authority and partners services, plans and estates and to take appropriate adaptive actions where required.”</p> <p>The Without Walls partnership has set the LAA Local Improvement Target for NI188 at: 2008-09: Level 1 2009-10: Level 1 2010-11: Level 2</p>	<p>The LDF should embed climate change adaptation and mitigation when developing planning policy</p>	<p>The SA should use the findings and targets for the SA framework and analysis.</p>
Strategic Flood Risk Assessment (CYC, 2011)			
<p>The City of York Council's Strategic Flood Risk Assessment assesses the different levels of flood risk in the York area and provides maps of this information. The study also recognises the increasing threat of global warming and explains how climate change could increase flood risk in York due to more intense rainfall, which would increase peak rivers flows.</p> <p>The study provides concise information on flood risk issues to aid planners in the preparation of the Development Plan and in the assessment of future planning applications.</p>	<p>The main target is to minimise flood risk for people and property in York through ensuring development is built in low risk areas and subject to sequential and exception tests where necessary.</p>	<p>The Local Plan needs to ensure policies minimise flood risk to people and property</p>	<p>The SA should incorporate Flood risk into its objectives as a major sustainability consideration for the city.</p>
York's Adult Learning & Skills Strategy (2007 – 2010)			

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>Aims to:</p> <ul style="list-style-type: none"> Respond to the needs of individuals, families, communities and employers Take account of national, regional and local strategies and respond to future economic needs and forecasts Maximize the contribution of learning to social cohesion, local regeneration and economic growth 	<p>York City Vision and Community Strategy (2004-2024), entitled 'Without Walls', has a learning vision for the City of York: <i>'To ensure all those who live and work in York have the education and skill that will enable them to play an active part in society and contribute to the life of the city. To ensure that the city is seen as an internationally recognised centre for education with a commitment to lifelong learning and creativity which is second to none.'</i></p>	<p>The Local Plan should aim to support all education and skill development</p>	<p>The SA should assess the plan for supporting education and skills development.</p>
Heritage Topics Paper (CYC, 2011)			
<p>This paper sets out to consider existing evidence relating to the City of York's historic environment and how the evidence is translated into our understanding of the city's special qualities and its complex 2000 year history. This evidence and understanding is then used to explain the six principle characteristics of the historic environment that help define the special qualities of York.</p>	<p>This paper does not have any targets but sets out a number of factors, theme and characteristics to be taken into account throughout the plan's preparation.</p> <p>The characteristics in this report also form the basis for a 'Heritage Impact Assessment' for the development plan and its policies.</p>	<p>The Local plan should use this document to understand the importance of York's historic assets and character. This should be factored into policy development.</p>	<p>The SA will use the topic paper and its impact assessment directly to assess a policy's impact on the historic environment.</p>
Greenbelt Appraisal 2003 and Technical paper 2011			
<p>The Appraisal examines the policy context surrounding the Green Belt. It then draws on this analysis to define the purpose of York's Green Belt, before going on to indicate in map form where its most valuable components lie.</p> <p>The Appraisal identifies:</p> <ul style="list-style-type: none"> Strays; Green Wedges; Extensions to the Green Wedges; River Corridors; Areas retaining the rural setting of the City; Village Settings; Areas preventing coalescence. 		<p>Planning for sites and the spatial development of York should consider this evidence</p>	<p>The SA should use this as baseline and constraints to analyse the policies and allocation of sites.</p>
York's Landscape Appraisal (1997)			
<p>In order to understand more about York, an assessment of York's landscape character was undertaken to</p>		<p>Planning for sites and the</p>	<p>The SA should use this as</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>establish landscape character types together with strategies for their management.</p> <p>The York Landscape Appraisal was prepared by the Environmental Consultancy, University of Sheffield. The document addressed the following key objectives, which were set out by the City of York Council:</p> <ul style="list-style-type: none"> • To broadly survey, analyse and describe the landscape character of the areas outside the built up areas of the City, identifying individual landscape characteristics which contribute to the setting of each settlement; • To look at the landscape quality in the context of the development needs of the City and the formation of a landscape framework; • To provide a means of assessing the relative merits of potential development sites in relation to each other. 		<p>spatial development of York should consider this evidence</p>	<p>baseline and constraints to analyse the policies and allocation of sites.</p>
Houses in Multiple Occupation Technical Paper and HMO Supplementary Planning Guidance (2012)			
<p>This technical paper sets out the background information to the Article 4 Direction and HMO SPD for the city.</p>	<p>This paper sets out a need for balanced communities and involves planning applications being subject to calculations to determine the concentration of HMOs in an area. The SPD advocates that a high concentration would be over 20% and further change of use in these areas would be resisted.</p>	<p>The Local Plan has to plan for II types and mix of households. It should also aim for balanced and inclusive communities.</p>	<p>The SA should be aware for the need of different household types and need throughout the policy analysis.</p>
North Yorkshire Accommodation Requirements of Showmen (North Yorkshire Strategic Housing Partnership, 2009)			
<p>To establish the accommodation needs of Showpeople in North Yorkshire a study was commissioned and the results published in December 2009.</p>	<p>The research findings revealed that across North Yorkshire there is a shortfall of 54 pitches for showpeople. Because of travelling patterns this shortfall is greatest in York, Hambleton and Selby. York has been identified as having a shortfall of 13 permanent pitches.</p>	<p>The Local Plan has to plan for II types and mix of households. It should also aim for balanced and inclusive communities.</p>	<p>The SA should be aware for the need of different household types and need throughout the policy analysis.</p>
North Yorkshire Gypsy and Traveller Accommodation Assessment (North Yorkshire Strategic Housing Partnership, 2008)			
<p>To understand the accommodation needs of our communities the North Yorkshire Gypsy & Traveller Accommodation Assessment (GTAA) was commissioned and the results published in August 2008. The purpose of this research was to assist Local Authorities within North Yorkshire to develop a Gypsy and Traveller Accommodation Strategy.</p>	<p>The research estimated that there are about 888 Gypsy Traveller households living across the sub region. Our Gypsy and Traveller communities live both in bricks and mortar and on sites, 11 of which are owned by local authorities and 4 of which are in private ownership</p>	<p>The Local Plan has to plan for II types and mix of households. It should also aim for balanced and inclusive communities.</p>	<p>The SA should be aware for the need of different household types and need throughout the policy analysis.</p>

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
Openspace, Sport and Recreation Study (2008)			
<p>The Open Space, Sport and Recreation Study outlines the proposed local standards for open space.</p> <p>It assesses open spaces of public value which offer important opportunities for sport and recreation. The Study includes the background to the process, methodology for undertaking the study, strategic context, and then addresses the quantity, quality and accessibility for each type of open space, as part of the PPG17 Assessment. Finally, the study considers the strategy, key priorities and implementation of the outcomes</p>		The Local Plan should ensure that provision and access to openspace is considered as part of the development plan	
Surface Water Management Plan (2012)			
<p>This Local Surface Water Management Plan outlines the preferred strategy for the management of surface water in a given location(s), to establish a long term action plan and to influence future strategy development for maintenance, investment, planning and engagement.</p> <p>While York is well known for flooding from fluvial sources and has a robust response procedure, knowledge of the effects of pluvial flooding is minimal, due mainly to the lack of any events that have caused significant problems, in particular property flooding. The Preliminary Flood Risk Assessment addressed this at a high level and the Surface Water Management Plan assesses local flood risk in more detail. The output from this, together with the Council's Strategic Flood Risk Assessment, will be used as key evidence in the preparation of the Local Flood Risk Management Strategy</p>		The Local Plan should support the management plan where applicable to help minimise flood risk.	The SA should use this as evidence to support analysis of the Local Plan through the SA Framework.
Tourism Strategy (Draft)			
<p>Consultation is underway for York's Tourism strategy. This should be completed in Spring 2013 and inform the SA at a later stage.</p>		The Local Plan should support the emerging strategy ambitions and vision.	
North Yorkshire Health Joint Strategic Needs Assessment 2012(NYCC, 2012)			

Key Objectives relevant to plan and SA	Key Targets and Indicators relevant to the plan and SA	Implications for the Plan	Implications for SA
<p>The Joint Strategic Needs Assessment aims to provide a high level analysis of the current and future health and wellbeing needs of the individuals and communities within North Yorkshire. It will be used to ensure that the Health and Wellbeing strategy is based on need.</p>	<p>No targets for the Plan, but the key messages of the JSNA are relevant, including:</p> <ul style="list-style-type: none"> ➤ Access to services, service availability and social isolation were recurrent themes identified by groups and individuals during the JSNA engagement process; ➤ Across the life course, there are challenges at every stage including child poverty, inequitable educational attainment, fuel poverty and social isolation ➤ Health inequalities within North Yorkshire and within each District do exist. The gap in life expectancy between the least and most deprived communities across North Yorkshire is around 6.3 years and 4.6 years in males and females respectively. Within some districts, the gap is as high as 9.6 years. Fourteen of the eighteen areas in North Yorkshire which are the most deprived fifth of England are in Scarborough District. 	<p>Joint Plan policies will ensure that minerals and waste development limit the adverse impacts they potentially have on health and provide access to open space for health and wellbeing through restoration policies.</p>	<p>SA framework includes an objective for health and also incorporates a Health Impact Assessment</p>

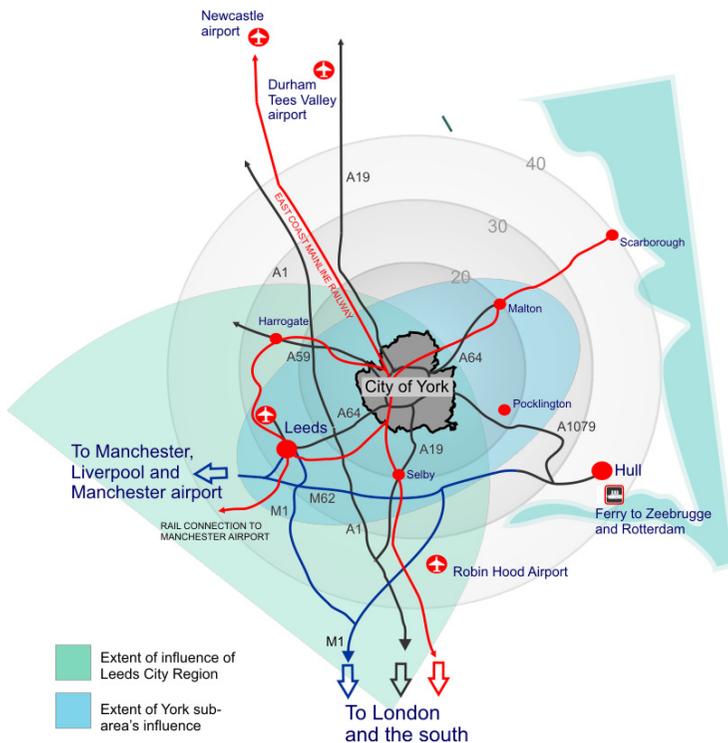
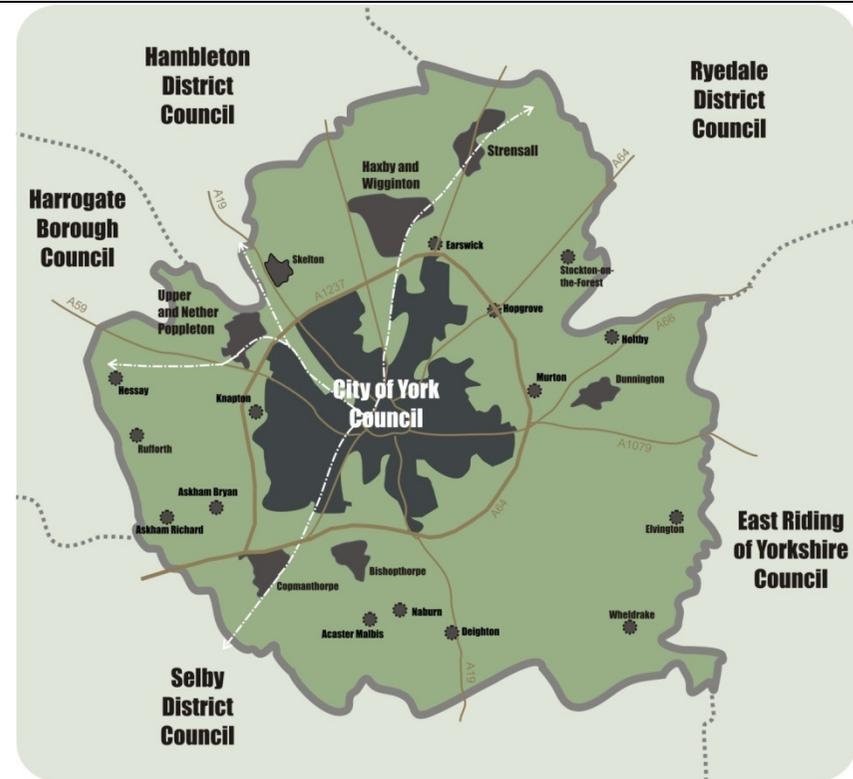
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PLACE

The York Unitary Authority (UA) covers a total of 272 square kilometres. York is renowned for its historic centre but is also characterised by its compact centre and many small rural and semi-rural settlements.

The compactness of the main urban area is a key feature of the city and the close relationship of the city to its surrounding villages is a key element of York's character. This relationship is not just about the distance between the settlements but also their size. Other key environmental features include the river, nature conservations areas and the types of openspace available within the urban area. These topics will be explored in more detail further in subsequent sections.



York is a nationally and internationally prominent city in the North of England. An important feature of the York area is its close proximity to the economic generator of Leeds and connectivity to other major UK cities both in the North and South. There are wider strategic links at the city region and sub regional levels and the City of York Council is a constituent member of the Leeds City Region and Local Government North Yorkshire and York. In accordance with the Localism Act 2011 the Council must continue to co-operate with our neighbouring authorities to maximise the effectiveness with which the Local Plan is prepared.

POPULATION AND HOUSEHOLDS

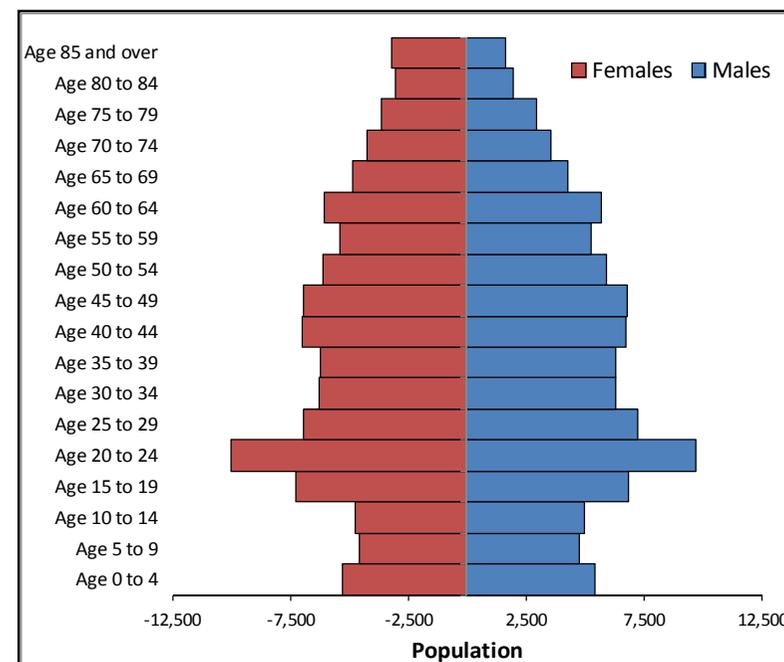
Population:

The 2011 Census states York’s population is 198,051. This is an increase of 9.4% since the 2001 Census when York’s population was 181,094. The Census reveals that York’s male population for 2011 was 96,254, 10.5% more than in 2001. York’s female population was 101,797 which was 8.3% more than in 2001.

Between 2001 and 2011 the population of the district can also be seen to have aged; with a greater proportion of people aged 65 and over. The number of people aged 65 and over has increased by more than other age categories in the city and reflects national trends in line with increasing life expectancy. There have also been significant increases in the proportion of 15-19 year olds (17.8% increase) and 20-24 year olds (39.1% increase) since 2001. This reflects that there are two successful universities located in the city. Since 2001 the proportion of working age population (16-64 year olds) has increased by 11.9%.

The most recent population projections¹ released for Local Authorities state that York’s population is anticipated to grow by 15.3 % between 2010 and 2035. These projections show that in the future York can expect an aging population given that the population cohorts expected to increase the most are for people aged over 65 (58%), particularly for the age groups 80-84 (48% increase), 85-89 (103% increase) and 90 plus (225% increase).

Population pyramid using Census 2011



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

¹ 2010-based Subnational Population Projections, ONS (2012). These projections published on 21 March 2012 are based on the indicative 2010 mid-year population estimates published on 17 November 2011.

The BME population in York including White Irish and White other is predicted to have risen from 4.9% in 2001 to 9.81% in 2009. Asian or Asian British population has risen 365% from 1,450 to 6,740 people, Black or Black British population has risen by 229% from 363 to 1,194 people. The Census is however, the most comprehensive resource for ethnicity data and the results of the 2011 Census will inform this baseline when they are released.

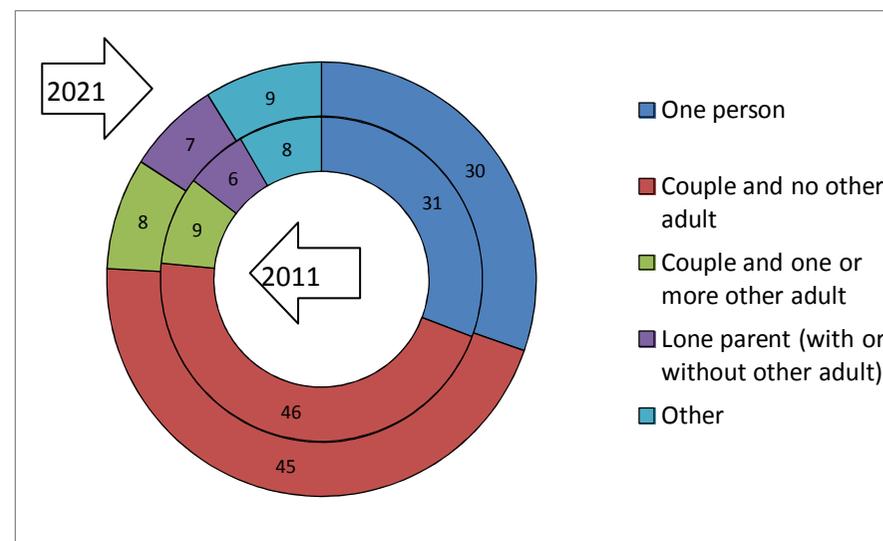
There is no comprehensive source for disability information. However, a good indicator is the Disability Living Allowance, which states that the number of claimants has risen by 24% from Aug 2002 to Aug 2010 which is just above the regional rate (23%) and less than the national rate (31%). Incapacity Benefit/Severe Disablement Allowance Claimants has decreased by 31% from Aug 2002 to Aug 2010.

Households:

The results of the 2011 Census state that York has 83,552 households. This is an increase of 8.6% between 2001-2011. The average household size remains the same as in 2001 at 2.3 even though it was forecast to decrease over this timeframe.

At the time of the 2011 Census 30.19% of the households in York consisted of a single person, compared to a national average of 30.22%. Of these single person households 42.8% are households of ages 65+. 24% of all households in York contain at least one child which is lower than the national average of 27%. The Census results will comprehensively update the household data and will inform this baseline when they are released.

The latest Households Projections² predict that York will have an increase of 37% between 2008 to 2033. The data shows that there is a significant trend for cohabiting couples in the future. Cohabiting couples are set to increase by 125% between 2004 and 2031 compared to a 9% increase in married couples. There is also a growing trend for multiple person households, which is also set to increase by 65% and set to be the largest household type from 2026. This will take into account changing lifestyle trends, such as homes of multiple occupation inhabited by young professionals as well as communal establishments. There is also a large rise in single person households, reflected by the decrease in household size, 50% of which are anticipated to be pensioners.



² 2008-based Subnational Population Projections, Department for Communities and Local Government (2010)

Housing Development

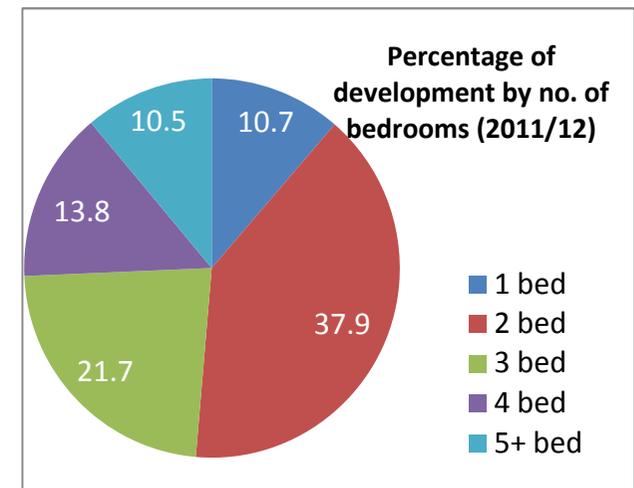
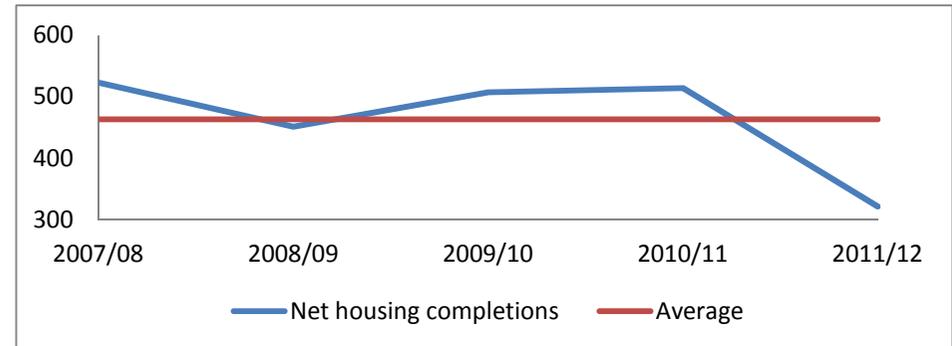
The Council’s Annual Monitoring Report shows that there have been 5705 (net) dwellings built between 2003-2012. In 2011/12 there were 354 gross housing completions and 321 net completions which is the lowest completion figure over the nine years. It is recognised that the economic downturn has influenced this reduced figure due to its impact on house builders.

An analysis of housing mix achieved in York for the years 2003 to 2012 (based on all housing completions) shows that overall 59.7% of all completions have been flats/apartments and 21.5% town houses/terraced houses. Only 6.5% of completions have been semi detached houses and 8.7% detached homes. The size of houses which are being built also follow a distinct trend with the majority of properties built over the last monitoring year (2011/12) being 2 bed dwellings. Past trend data for the last 10 years reveals that almost half of the dwellings developed have been 2 bed with the fewest being of 5 bed plus. The 2007 Strategic Housing Market Assessment (SHMA) looks to redress the balance to family homes with more bedrooms and the number of 3 bed homes in recent years has increased.

During 2011/12 151 affordable homes were built in York. 142 of the properties were approved through the planning process and the rest have been acquired by Registered Social Landlords and Housing Associations. The latest SHMA (2011) outlined a need of 790 affordable dwellings per annum over the next five years in order to clear the existing waiting list backlog and meet future arising household need. The report also concluded that the highest levels of demand/need was for medium and larger property sizes ranging from 2-4+bedrooms. It is considered that the shortage of these property sizes is having a disproportionate effect on the City of York’s capability to address its backlog of housing need and to meet the needs of new households in the future.

Key messages from the Baseline

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



Indicators

Indicator	Area	Period	Value	Previous Value	Trend	National	Data Source	Indicator Source
Total resident population	City of York	2011 Census	198,051	202,400 (2010 - MYE) 198,800 (2009 - MYE) 195,400 (2006 - MYE) 181,300 (2001- Census)		53,012,456 (England)	Office for National Statistics (ONS)	Local Quality of Life Indicators, CLG
Projected population change: 2010 to 2035	City of York	2010 - 2035	197,000 – 227,000 37% increase				2010 based population projections (DCLG)	
Total Number of Households	City of York	2011 Census	83,552	77,000 (2001- Census)		22,063,368 (England)	Office for National Statistics (ONS)	Local Quality of Life Indicators, CLG
Projected % change in households between 2008 to 2031	City of York	2008-2031	29000 (34.5%)				2008 based Household Projections (ONS, 2010)	Local Quality of Life Indicators, CLG
Life expectancy at birth (male and female)	York	2008-2010	Males – 79.9 Females - 83	Males - 78.6 Females - 83.4 (2005-2007) Males - 79.4 Females -83.2 (2006-2008)		Males – 78.2 .Females – 82.3 (2008-2010) Males -77.4 Females - 81.6 (2006-2008)	Office for National Statistics (ONS) Vital Statistics	Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG;
The total number of new housing completions (net)	York	2011/12	321	451 (2008/09) 507 (2009/10) 514 (2010/11)			City of York Council, National Performance Indicator 154	Local Quality of Life Indicator, CLG
Affordable dwellings completed (through all sources)	York	2011/12	151	151 (2008/09) 130 (2009/10) 252 (2010/11)			City of York Council, National Performance Indicator (NPI 155)	The total number of new housing completions (net)
Affordable dwellings completed (through planning process)	York	2011/12	142					
Mix of dwellings	York			(2003-2012) 59.7% -Flats; 21.5% town houses/terraced; 6.5% semi detached; 8.7% detached houses			Local Indicator	

ECONOMY AND EMPLOYMENT

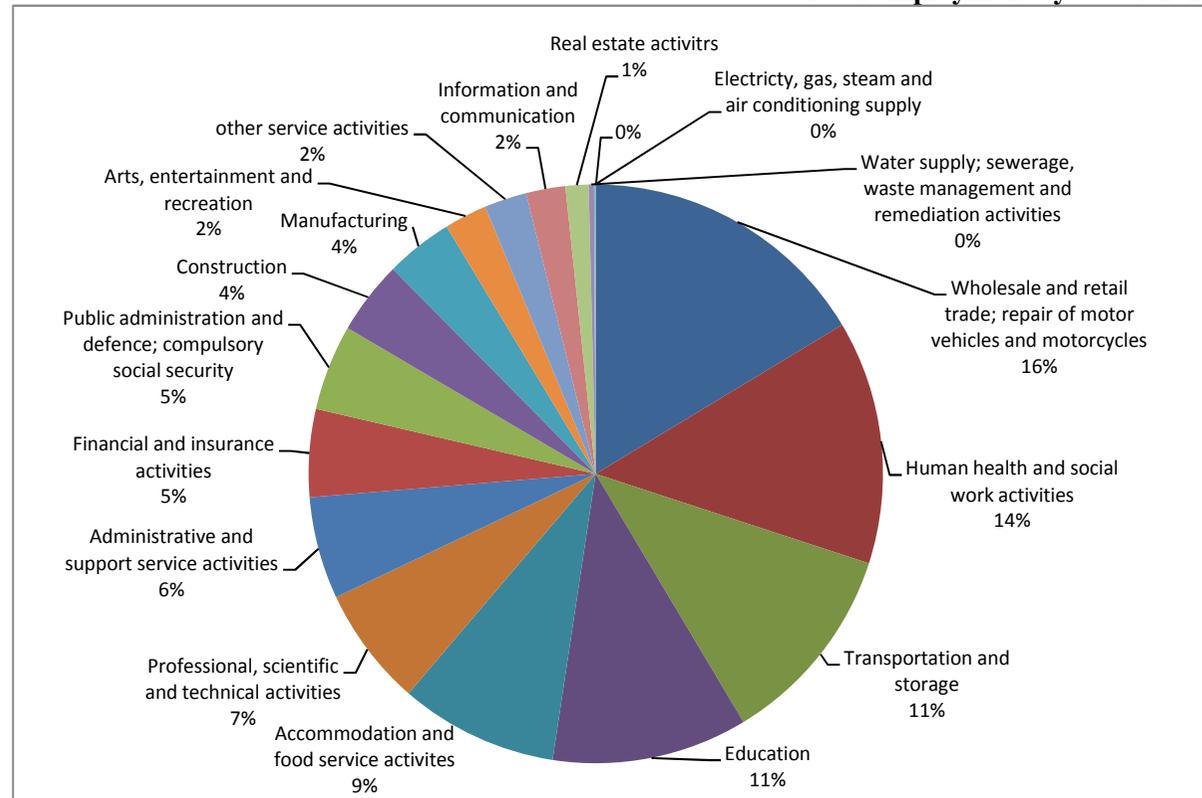
Economy

The recent global recession and associated credit crisis, the international economy has 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.

Structural changes to the York economy over the past 20 years have highlighted the need to continue to diversify the economy and modernise with Science City York as a central component. Over a number of years York has successfully re-invented itself from a railway and confectionary manufacturing city into an international destination and hub for science and technology and a national centre for financial and business services. Today, the city is home to internationally competitive industry and research expertise in the biosciences, healthcare and medical research, biorenewables, environmental research, IT and digital and creative technologies. The city now contributes £4bn of value to the national economy.

As a modern commercial city internationally renowned for its unique heritage, a The City Region Agenda highlights York as a gateway to the region. York attracts 7 million visitors per year, over a quarter of whom then go on to visit other areas in the region. There is therefore a need to invest in the city's heritage and tourist industries, its cultural sector, its green space, its transport infrastructure and the city centre economy and a need to make opportunities and increased income levels accessible to local people as well as visitors to the city.

Total employment by sector 2011



York is recognised to be the third fastest growing city in England with great ambition to grow further. Eskogen (2011) have voted York as being one of the most resilient economies in the North of England. It has been recently voted Britain's most beautiful city (Bing, 2011) and one of the top 200 places to live (Lonely Planet, 2011).

The aim York Economic Strategy (YES)(2012)is one which unlocks the full potential of the city. The economic vision is *“to become an international and enterprising city, and in time, the most competitive city of its size, not only in the UK but globally, leading to increased sustainable and inclusive growth in the overall economy and jobs. On the way to achieving this vision, by 2015, the city will aim to become a top 5 UK city economy that sustainably delivers both Gross Value Added (GVA) and jobs growth, and a top 10 European city, as measured against comparator cities”*.

Further to this the City of York will be working across boundaries where appropriate in partnership with neighbouring authorities in the Leeds City Region Local Economic Partnership (LEP) and/or York, North Yorkshire and East Riding LEP.

The 2012 statistics show that the number of businesses in York is the highest on record (since 1998) although the business start-ups has seen a weaker performance compared to the same period to 2011, the startup rate in York is higher than the Leeds City region. In addition to this, the number of people who are self-employed is correspondingly at its highest at 8.7% of the working age population. This is significantly higher than the regional figure.

The increases in private business mean that the city's relative dependence on public sector employment is decreasing.

Employment

The number of employees in York has grown between 2010 to 2011 from 100,800 to 102,500. Correspondingly, the number of jobs within the city centre has risen during the same year from 36,800 to 39,200.

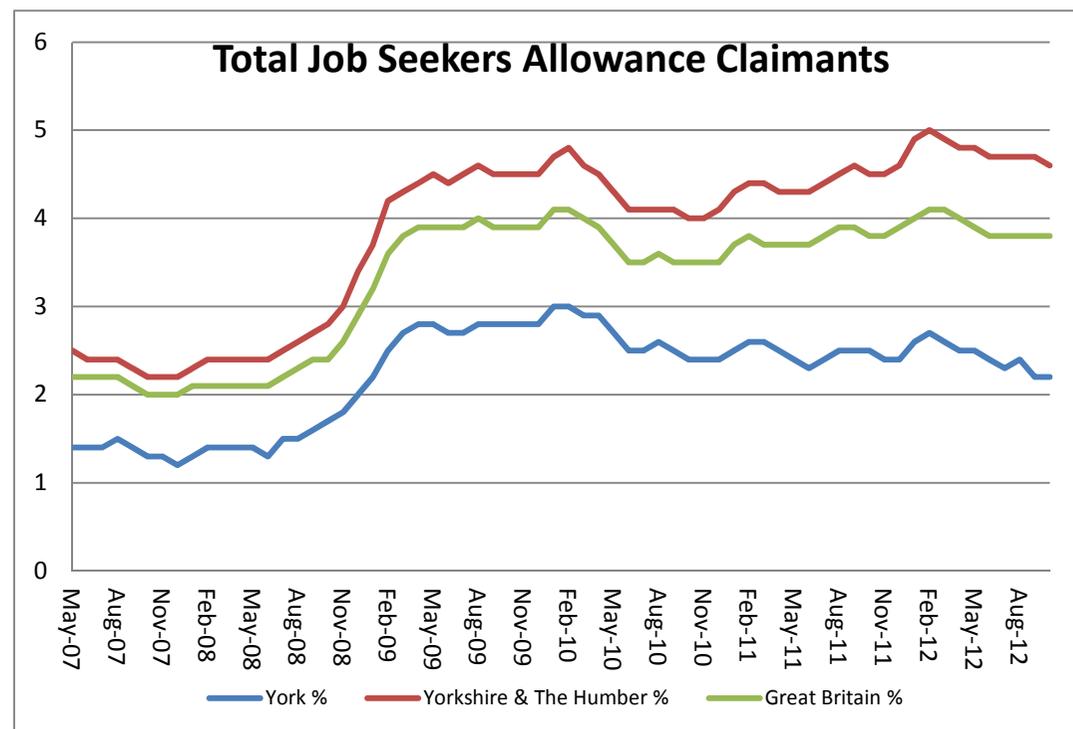
The Annual Survey of Hours and Earnings (ASHE) shows that the mean annual income in York in 2011 was £29,904, which is above the equivalent regional figure but below the national average. Between 2009 and 2011, the mean income in York has reduced by nearly £2000. The data also shows disparity between male and female full time earnings in York. The ASHE figures show that whilst the median male full time earnings are £32,994 per annum the median female equivalent is £25,061. A quarter of full time females earn less than £15,423 per annum compared to males £20,680, both of which are below the national average.

	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

The 2011 Census states that 66.9% of the population in York are of working age (16-64). This is split fairly evenly between males and females. In 2012³, 80.8% of the working age population is economically active with 75.9% of the total population in employment and 6.3% unemployed. The number of economically active people and those whom are in employment is higher than the national figures, which shows York positively against the national employment picture. Job density in York has decreased when compared to previous figures of 0.89 in 2007 to 0.83 in 2010. However, this is still above the regional average of 0.72 and the national average of 0.77. The overall national job density figure has decreased significantly since 2007 from 0.83. This again may be due to the recent national economic downturn.

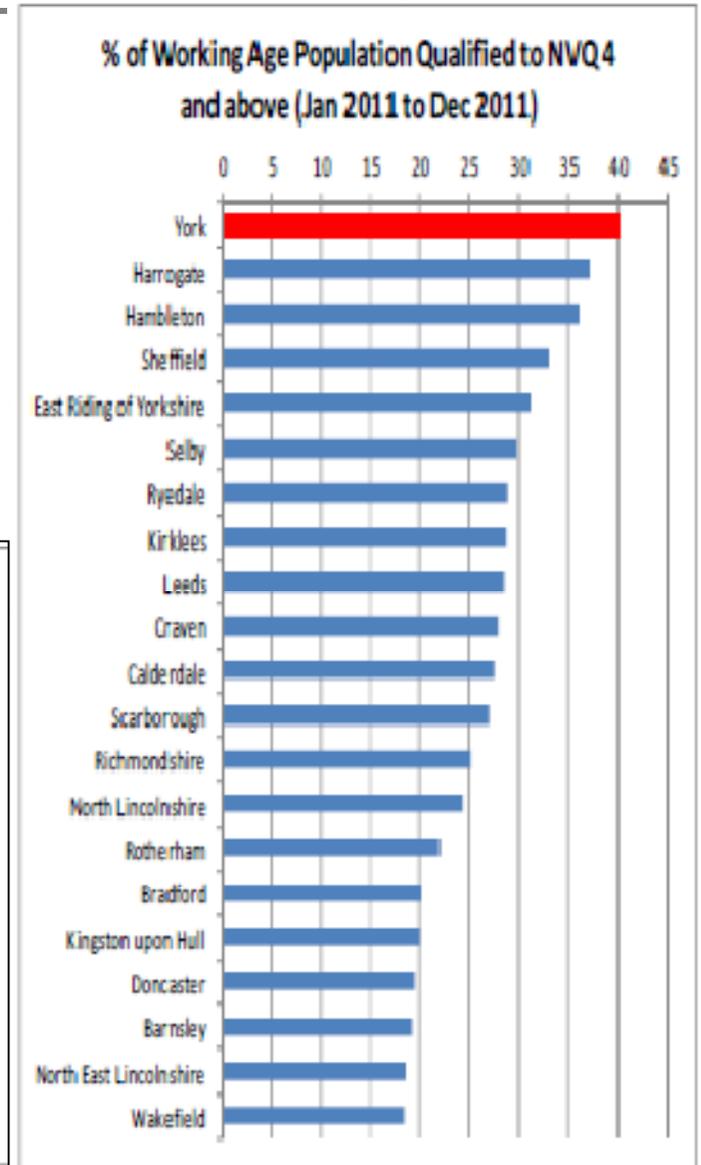
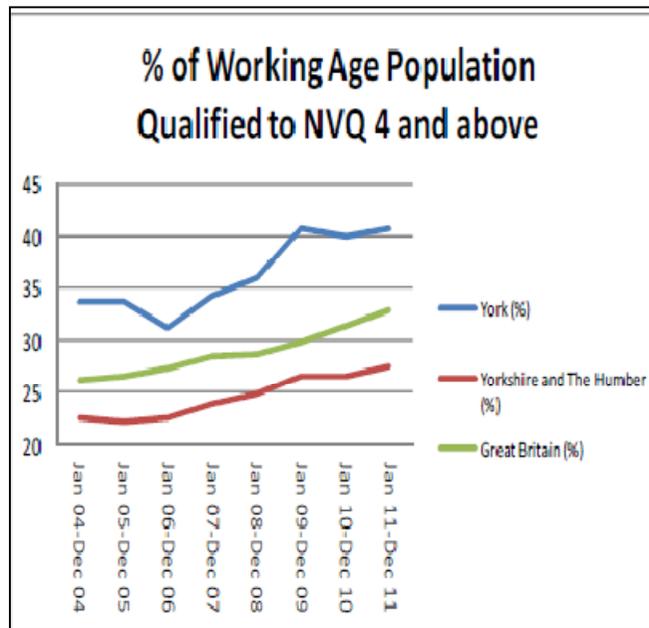
The total number of claimants of JSA reached a peak in 2010 compared to the last 10 years. The majority of people claiming the allowance has been in the timeframe up to 6 months. The number of claimants claiming JSA between 6 months to one year has remained fairly consistent across the years but since 2008 has increased in line with the economic downturn.

The growth in JSA claimant count is acknowledged to be the lowest after Cambridge and Oxford and is the lowest total number in the last 4 years. Furthermore, York has the third lowest youth JSA rate after Oxford and Cambridge in September 2012 (Centre for Cities).



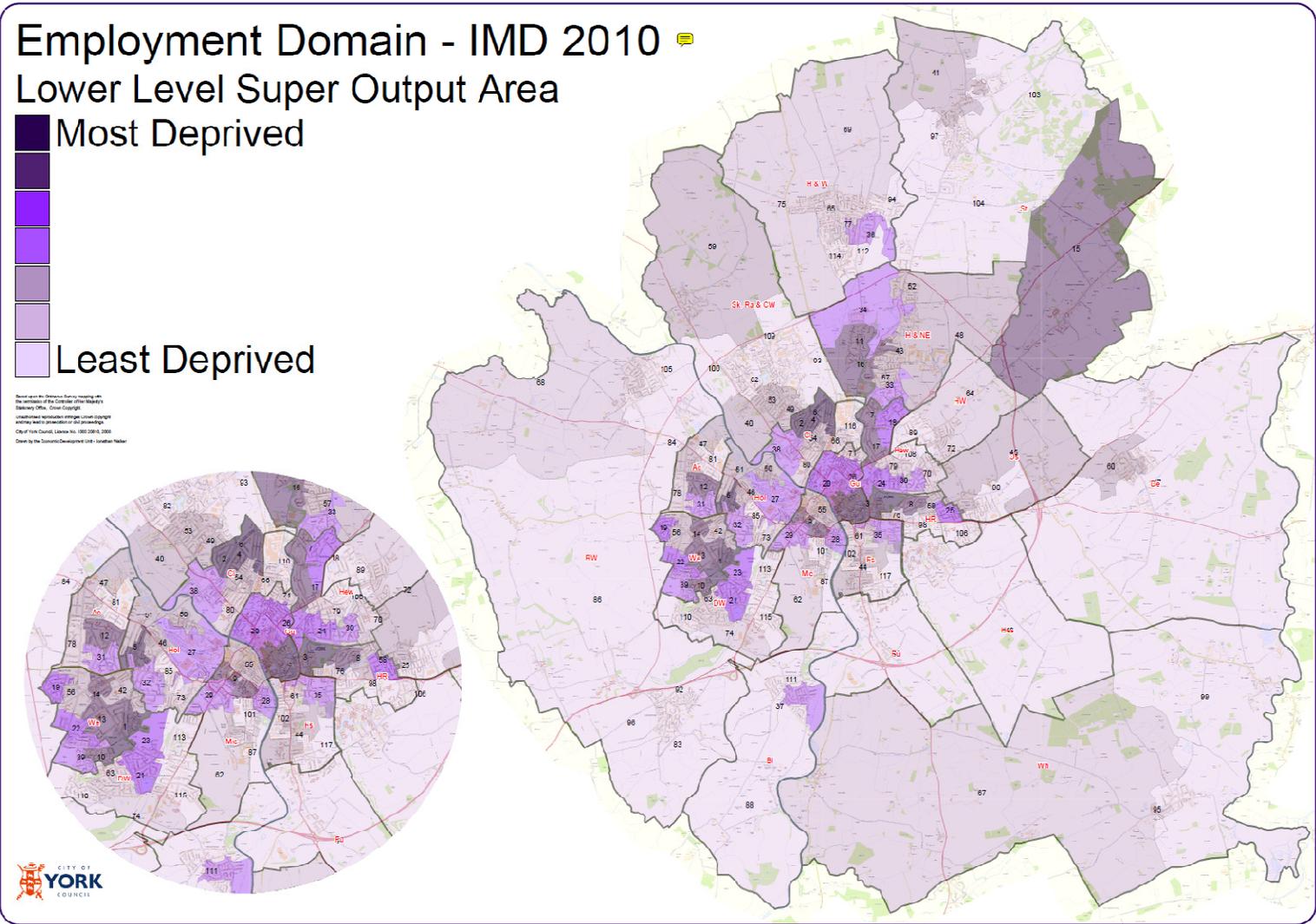
³ York's Labour Market Profile (Nomis, November 2012) www.nomisweb.co.uk

The 2010 Centre for Cities Report acknowledges that the links between skills and employment rates. The report recognises that whilst there have been rising unemployment levels across the country, York has experienced one of the lowest rise in JSA claimants between 2008 and 2009 due to the city’s high skills base. Cities that have had a high level of people educated to NVQ4 and above, and high skilled economies, have suffered much less during the recession. York has been given as an example of this as the JSA claimant count has only risen by 1.5%. The report also suggests that the cities hit the hardest by the recession are those which are still recovering from industrial decline. Although York has had a declining manufacturing and industrial base over the last 20 years, the move into the knowledge sector in combination with the high skills base has contributed to York performing better than other cities around the country. The skills base has meant that the city has had greater potential to act as a strong, independent economic centre compared to those who haven’t raised their skills profile. The relationship between Leeds and York has also been recognised as complementary 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. The report goes further to say that *“while making the most of collaborating with Leeds on high skills and potentially developing stronger links with the financial services sector, York should also build its role as an independent, strong economy through its science and technology sector around the University”*. This fits well with the city’s corporate objective to support Science City York.



Access to Employment

The IMD 2010 shows that York has seen improvement in the number of SOAs within top 20% most deprived areas of the country since 2004 with now 6 instead of 10 SOAs and none within the top 10% within country.



Travel to Work

Figures from the 2001 Census travel to work statistics indicate that there is a net inflow of people to work in the city daily of around 4930. This net figure is made up of 17,505 people travelling into the York boundary to work and 12,571 York residents travelling out of the city to work elsewhere. For more information on travel to work, please see the Transport Baseline section.

Footfall and Retail

The British retail consortium/KPMG sales monitor reveals the worst sales growth for 11 months. Retail sales values across both food and non-food were down by 0.1% on a like-for-like basis from October 2011.

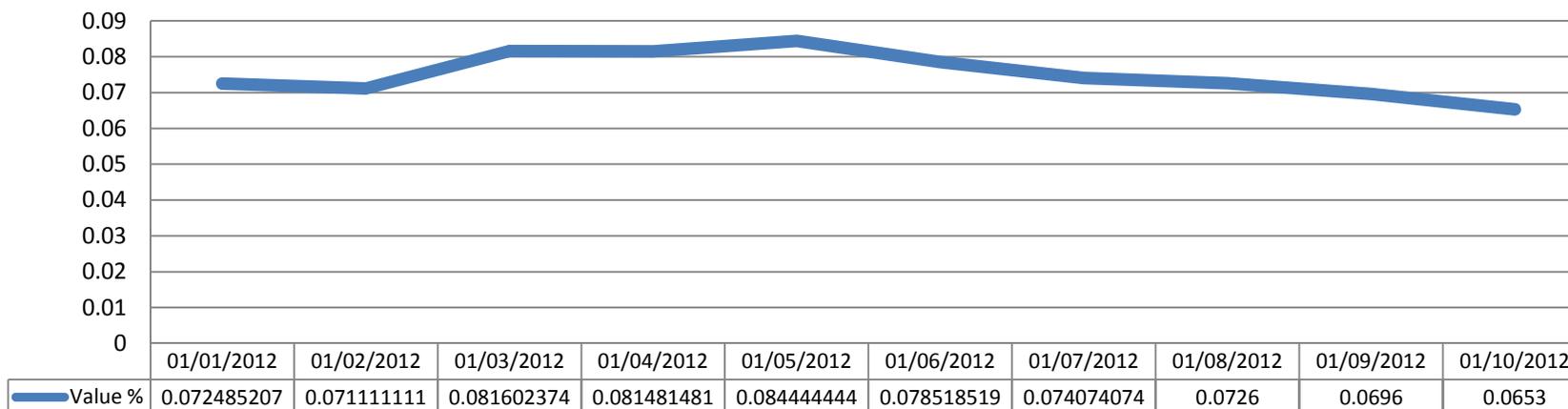
Footfall through the summer and into October has seen a decrease from the same period last year. The wettest summer on record and a combination of the web, higher shop price inflation and the Government’s Comprehensive Spending Review resulted in weak footfall across the country. York is however performing better than other cities of comparable nature. Coney Street in York City Centre is proving particularly resilient.

Change in Footfall

Annual % Change	AV YTD
York - Average	-2.9%
All Towns & Cities	-3.0%
Historic Towns	-3.6%
North & Yorkshire	-0.4%
Springboard Retail Park Index*	0.7%

Annual % Change	AV YTD
York - Coney Street	-2.5%
All Towns & Cities	-3.0%
Historic Towns	-3.6%
North & Yorkshire	-0.4%
Springboard Retail Park Index*	0.7%

% of Vacant Shop Units - York City Centre (Business Rates Data)



Key Messages from the Baseline:

- Key challenge is to achieve this economic success 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;

Indicators:

Indicator	Area	Period	Value	Previous Value	Trend	National	Data Source	Indicator Source
Mean annual pay (full-time employees)	York	2012	29,904	2011 - £30,909		£32,022	Annual Survey of hours and earnings - resident analysis	Annual Survey of hours and earnings - resident analysis
Average earnings of residents - Gross Weekly	York	2011	£492.30	£474.70 (2008) £479.10 (2009) £481.70 (2010)			Annual Survey of hours and earnings - resident analysis	Annual Survey of hours and earnings - resident analysis
The percentage of the working age population that is in employment	York	2011/2012	75.9%	71.5% (2009/10)		70.3	National Performance Indicator NPI 151	National Quality of Life, CLG, Without Walls Success Measure - Thriving City
The number of Job Seekers Allowance claimants as a percentage of the resident working age population	York	Mar 13	2.3%	1.4% (Apr 08) 2.7% (Apr 09) 2.9% (Apr 10) 2.5% (Apr 11)		3.8%	NOMIS, Claimant Count	Local Quality of Life Indicators, CLG

Indicator	Area	Period	Value	Previous Value	Trend	National	Data Source	Indicator Source
				2.5% (Apr 12)				
The percentage of Job Seekers Allowance claimants who have been out of work for more than a year	York	Apr-13	16.2%	8.9% (Apr 08) 5.5% (Apr 09) 14.7%(Apr 10) 14.7% (Apr 11) 20.9% (Apr 12)		22.3%	NOMIS, Claimant Count	Local Quality of Life Indicators, CLG
The percentage of Job Seekers Allowance claimants who have been out of work for between 6-12 months	York	Apr-13	18.8%	24.8% (Apr 08) 19.9% (Apr 09) 24.5% (Apr-10) 31.8% (Apr 11) 22.1% (Apr 12)		28%	NOMIS, Claimant Count	Local Quality of Life Indicators, CLG
York's unemployment rate below the national rate	York	2011/12	1.7%	1.6% (2010/11) 1.5% (2009/10) 1.0% (2008/09)				City of York Council Plan
Economically Active (All People)	York	Apr-Mar 12	80%	76.5% (April-Mar 10) 76.9% (April-Mar 11)		76.5	NOMIS, Claimant Count	Local Quality of Life Indicators, CLG
Count of Active Enterprises	York	2011	6470	6530 (2010) 6385 (2009)		N/A	ONS Business Demography 2010	ONS Business Demography 2010
Count of births of new Enterprises	York	2011	655	665 (2010) 570 (2009)		N/A	ONS Business Demography 2010	ONS Business Demography 2010
Job density (number of jobs filled to working age population)	York	2010	0.83	0.87 (2008) 0.84 (2009)		0.78 (2011)	NOMIS, Job Density	Local Quality of Life Indicators, CLG

Indicator	Area	Period	Value	Previous Value	Trend	National	Data Source	Indicator Source
The rank of the average Indices of Multiple Deprivation (IMD) scores relative to all district, unitary and metropolitan areas (1 = most deprived and 354 = least deprived)	York	2010	244	242 (2007)		177.5	Indices of Multiple Deprivation (IMD) 2007 and 2010, CLG	Local Quality of Life Indicators, CLG
Rank of income deprivation relative to all district, unitary and metropolitan areas (1 = most deprived and 354 = most deprived)	York	2010	136	127 (2007)		177.5	Indices of Multiple Deprivation (IMD) 2007 and 2010, CLG	Local Quality of Life Indicators, CLG
Rank of employment deprivation relative to all district, unitary and metropolitan areas (1 = most deprived and 354 = most deprived)	York	2010	131	120 (2007)		177.5	Indices of Multiple Deprivation (IMD) 2007 and 2010, CLG	Local Quality of Life Indicators, CLG
The percentage of the population of working age that is claiming total benefits	York	Mar-13	8.8%	8.9% (May -2010) 8.6% (May-2011)		14.3% (Mar-13)	Nomis: Benefit Claimant Counts working age client group	Local Quality of Life Indicators, CLG, Without Walls Success Measure - Thriving City
<i>% of young people not in education, employment or training.</i>	York	2012	4.9%	5.6% (2011/12) 3.7% (2010/11) 4.3% (2009/10) 4.2% (2008/09) 3.8% (2007/08)			Nomis.	York Council Plan
<i>Number and (%) of vacant city centre shops</i>	York	July 2012	52 (7.4%)	55 (8.2) (April 12) 53 (7.8) (April 11) 54 (7.8) (April 10)			Business Rates	City of York Council Plan; Town Centre Health Check (former PPS4)
<i>Completed A1 (Food and non-food) floorspace (gross and net) by location</i>								
<i>completed A2-A5 floorspace (gross and net) by location</i>								

Indicator	Area	Period	Value	Previous Value	Trend	National	Data Source	Indicator Source
<i>Diversity of main town centre uses (by number, type and amount of floorspace);</i>								Town Centre Health Check (former PPS4)
<i>Shopping rents (pattern of movement in Zone A rents within primary shopping areas);</i>								Town Centre Health Check (former PPS4)
<i>Proportion of vacant street level property and length of time properties have been vacant;</i>								Town Centre Health Check (former PPS4)
<i>Pedestrian flows (footfall);</i>								Town Centre Health Check (former PPS4)

DEPRIVATION AND EQUALITY

Deprivation

The Index of Multiple Deprivation⁴ (ODPM, 2010) is a measure of multiple deprivation and is made up of seven Super Output Area (SOA)⁵ level domain indices as set out in the table. There are also two supplementary indices – Income deprivation affecting children (IDACI) and Income deprivation affecting older people (IDAOPI). Each domain contains a number of indicators totalling 37 overall.

When looking at the overall rank of each Local Authority (district, unitary and metropolitan) in the country, the

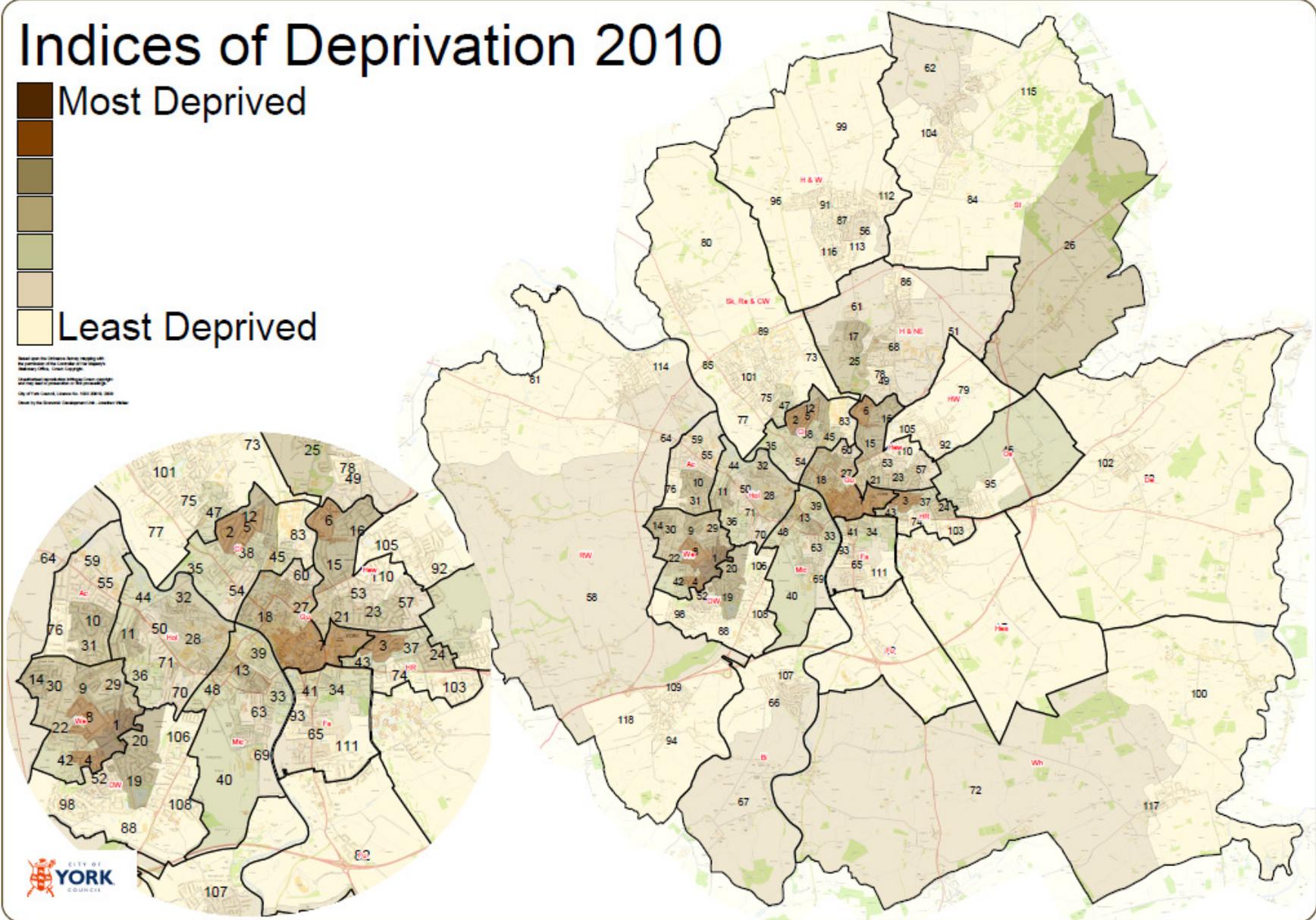
City of York is ranked 244th out of 354 areas where a rank of 1 is the most deprived in the country and a rank of 354 is the least deprived. Deprivation in York has improved since 2004 when it was ranked 219th and 242nd in 2007 out of the 354 authorities. Looking at income specifically, the City of York 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.

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	
IDAOPI	4	6	9		2	1	2	

⁴ Source: Index of Multiple Deprivation (2007) Communities and Local Government

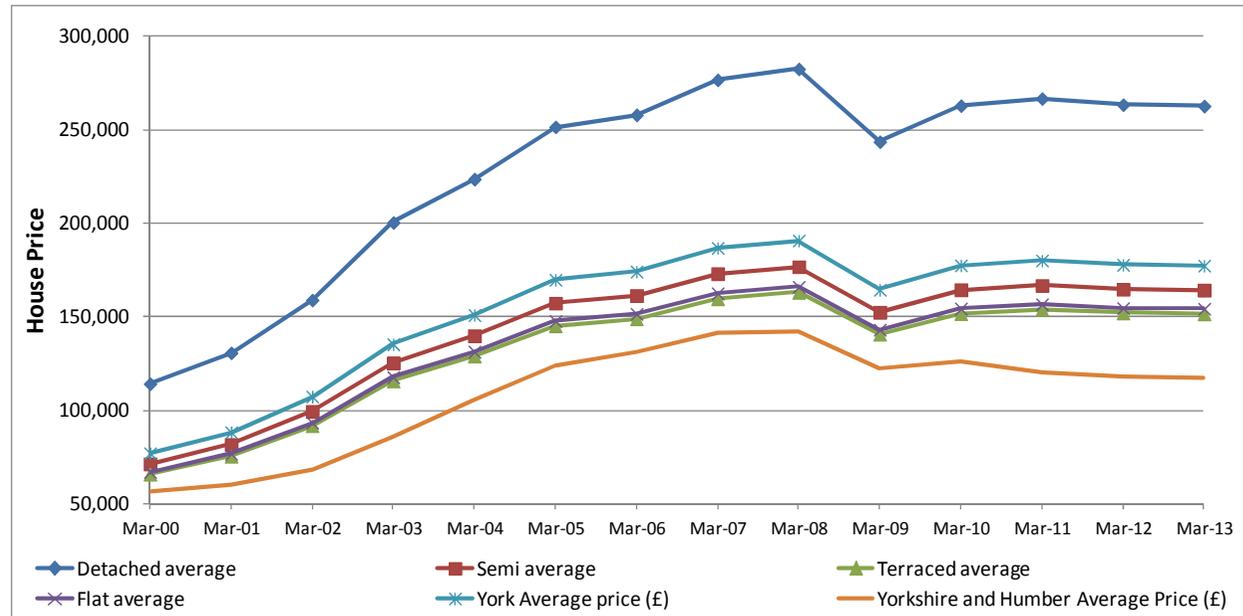
⁵ A Super Output Area is an aggregate of Census Output Areas produced at three levels. The lowest level is used in the Index of Multiple Deprivation and each SOA contains an average of 1,500 people.

Overall deprivation in York from the Index of Multiple Deprivation 2007

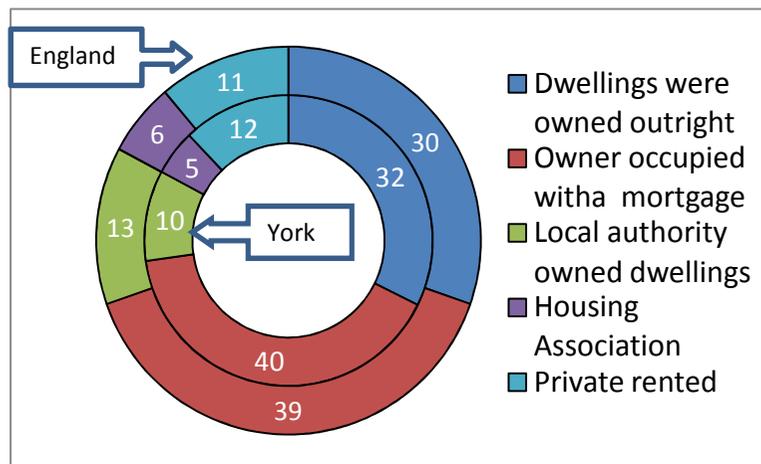


Access to Housing and Suitable Accommodation

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. This has led to problems of income deprivation, a high demand for rented accommodation and an acknowledged affordable housing issue. The issues facing first time buyers and other parts of the market looking to buy has meant that York’s private rental sector is buoyant. Evidence suggests that this tenure has increased by 50% between 2001-2008⁶.



Evidence suggests that this tenure has increased by 50% between 2001-2008⁶.



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.

At the time of the 2011 Census, the majority of the population owned their property outright followed by those who owned their property with a mortgage. Compared nationally, York had a higher percentage of owner occupiers (63.4% in England) and fewer households in the social rented sector (17.7% in England).

The Housing Strategy Statistical Appendix data returns for 2011⁷ 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.

The Strategic Housing Market Assessment (2011) stated that the level of housing needed in the future based upon the number of households was 850 dwellings per annum. In terms of the affordable housing needed to both clear the existing waiting list backlog and meet future housing need arising, the report estimates that approximately 790 dwellings per annum are needed. The affordable housing results emerged from the housing needs assessment undertaken in a survey sent to households in York. This survey also suggested that 33% of households are classified as under-occupying their property, according to the bedroom standard calculation, suggesting a significant latent capacity within the stock. The survey also reveals a high rate of household retention with 64% of those people planning to move in the next 2 years planning to remain in York. Despite owner affordability issues, owner occupation remains an aspiration for almost 50% of households planning to move expected to move into this tenure.

The housing profile for York differs lightly from the North Yorkshire average. The authority includes a significant proportion of semi-detached properties and a lower proportion of detached properties than many of the more rural parts of North Yorkshire. York does however, have a higher proportion of flatted properties which has increased over recent years as a result of development activity within and on the edge of the city centre. The previous SHMA (2007) suggested that to redress the balance of family accommodation to flatted development, a split of 70:30 houses to flats was needed.

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.

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 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. In order for people to be able to remain in their homes for longer, older persons find that they need to make adaptations to their properties to cater for changing physical demands and disabilities. 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.

⁷ <http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/localauthorityhousing/dataforms/hssabpsa1011/hssadatareturns1011/>

Access to Services, Leisure and Community Facilities

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).

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. All social facilities are vital in creating inclusive and sustainable communities and help to create a sense of community identity. It is important that existing facilities are protected and that new facilities are developed in locations which are accessible to all. It will also be important that new developments take consideration for the provision of community facilities.

Access to key services such as food shops, primary schools and health facilities within a short distance is important to serve local residents. Creating local access creates not only social benefits but also is positive for the environment by encouraging walking and cycling to services which are in proximity. Currently, a neighbourhood parades study is being undertaken to establish a clear view of where neighbourhoods are served by facilities and where there are deficits. In addition to this, it will also provide a base for which to monitor change and assess if new development will need to provide further services.

Key Messages from the Access and Equality 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.
- Continued access to facilities and services is paramount for local provision and needs to be factored in for the future..

Indicators

Indicator	Area	Period	Value	Previous Value	Trend	National Average	Data Source	Indicator Source
Number of SOAs within the top 20% most deprived in the Country	York	2010	8	12 (2007)			Index of Multiple Deprivation 2010	Quality of Life Counts; City of York Council Plan

Indicator	Area	Period	Value	Previous Value	Trend	National Average	Data Source	Indicator Source
H5: Gross Affordable Housing Completions by: 1) Social rent units 2) Low cost ownership units 3) Intermediate rent units 4) Total units	York	2011/12	1) 77 2) 44 3) 30 4) 151	2010/11: 1) 153 2) 55 3) 74 4) 282			Annual Monitoring Report	Annual Monitoring Report Core Indicators (H5)
Percentage of schemes delivering affordable housing that meets the target set in the Dynamic Viability Model	York	Tbc	Tbc	Tbc	Tbc	Tbc	Local Plan Monitoring	Annual Monitoring Report Core Indicators (H5)
Proportion of new homes meeting Lifetime Homes Standard on sites with 15 or more dwelling	York	Tbc	Tbc	Tbc	Tbc	Tbc	Local Plan Monitoring	Annual Monitoring Report Core Indicators (H5)
% of new residential development within 30 minutes public transport time of: 1) GP surgery 2) York Hospital 3) Primary School 4) Secondary school 5) Area of employment 6) Major retail centre	York	2011/12	1) 98.9 2) 93.2 3) 98.3 4) 98.0 5) 99.2 6) 98.9	2010/11: 1) 99.0 2) 94.9 3) 99.0 4) 98.8 5) 99.0 6) 98.4		N/a	Local Plan Monitoring – local indicator	Annual Monitoring Report Core Indicators
% of new community facilities that are within 400m of a bus route with a 15 min frequency	York	Tbc	Tbc	Tbc	Tbc	Tbc	Local Plan Monitoring – local Indicator	Annual Monitoring Report Core Indicators
Percentage of people who feel they can influence decision making in their locality.	York	2012	29%	N/a	N/a	N/a	Big York Survey 2012	Big York Survey 2012

EDUCATION

Educational attainment in York is high; GCSE/GNVQ and GCE/VCE A/AS level achievements are significantly higher than both the Yorkshire and Humber region and the England average. In York in 2010/11 62% of pupils achieved 5 or more A*-C grades at GCSE. This is an increase from both the 2008/09 and 2009/10 figures.

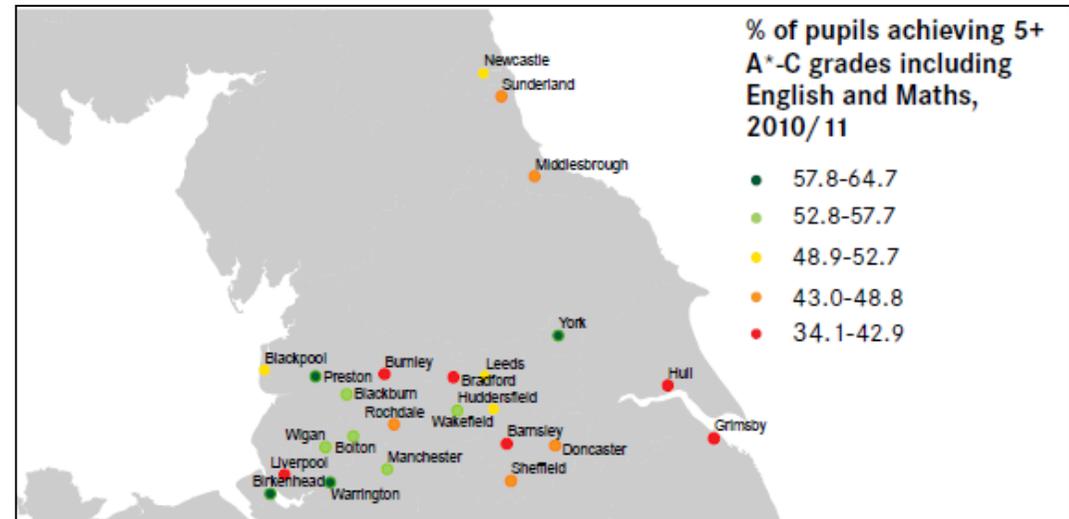
Since 2005 central government has been engaged in a far reaching programme of reforms to the 14-19 phase of education in England. The reforms are founded in the widely accepted recognition that the skills and qualification levels of young people must be significantly raised if they are to achieve economic well being, make a positive contribution and provide the flexible, high quality workforce required by our fast changing world. In simple terms, the reform programme has three strands:

- Raising Attainment
- Raising Participation
- Provision of a 14-19 entitlement curriculum

In York, the local authority has sought to progress the reform agenda through a city wide strategy involving all relevant stakeholders under the umbrella of Learning City York.

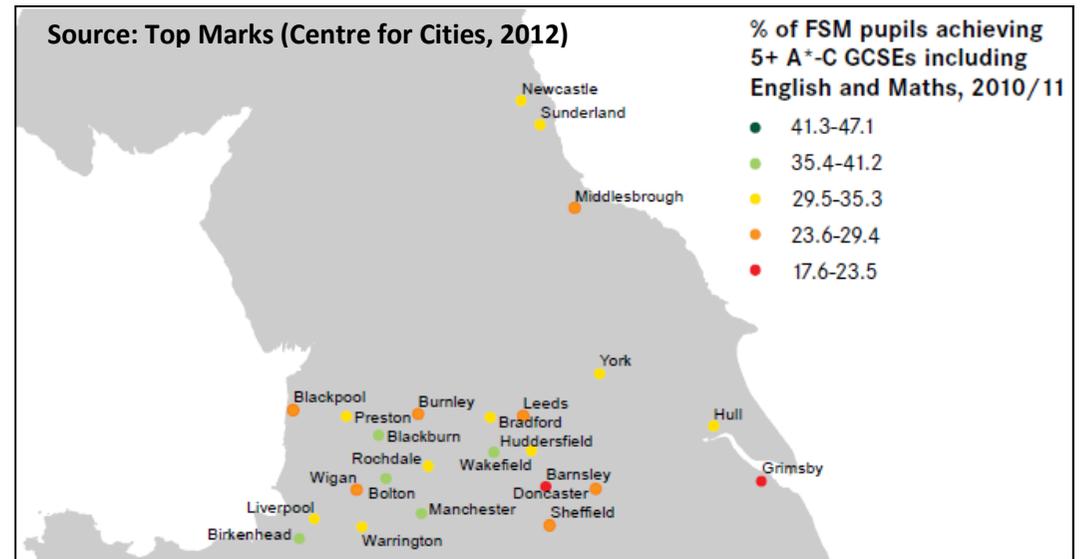
Through detailed analysis from a variety of sources, and building strongly on previous work, the Local Area Statement of need for the Provision of Learning for Young People aged 16-19 (October 2010) sets out the key findings and conclusions for learning provision for 16–19 year olds and those subject to a learning difficulty assessment aged up to 25 in the York LA. It aligns with “Achieving Excellence” the York 16-19 Plan in is guided by the key principles in our “Vision York 2013”, which underpin the 14–19 Plan:

- *Providing the highest quality education and training for all York learners;*
- *Meeting the needs of all learners in York, but with a key focus on groups which are currently less well served, including NEETs and learners with learning disabilities and/or difficulties;*
- *Putting the needs of the learner first and above the needs of individual institutions;*



- *Understanding that each institution has its own contribution to make, but that no school or college is bigger than the whole;*
- *Moving away from competition to co-dependency of a high quality;*
- *Driving change with shared and collective leadership.*

In the City of York at the time of the 2011 Census 18% of the population had no or low formal qualifications which is lower than both the national average of 22.5% of the population and the Yorkshire and Humber region figure of 25.8%. The data presented in the City of York Council Life Long Learning and Leisure Plan 2005-2008 demonstrates that York has significant numbers of adults without a level two qualification in literacy, numeracy or ICT, with some 25% of adults lacking a GCSE at grade C or above or equivalent in Maths or English. 25% of adults in York have no formal qualifications while 36% have an NVQ or equivalent at level three and above and 24% have a qualification at level 5.



Results for York show that in 2010 39.9% of the workforce had a NVQ level 4+ qualification⁸ and was 7th in the country for the most highly skilled working age population. Correspondingly, York was also recognised to be a city with low skills with 7.7% of the population having no qualifications. Previously, the Centre for Cities have linked York's highly skilled workforce with resilience to the economic downturn. The link is made between the relatively small increase in job seekers in York and its highly skilled workforce compared to other cities in the UK which are experiencing much more severe reaction. GCSEs, particularly Maths and English, are also said to matter to job prospects. There is a strong relationship at city level between the proportion achieving at least 5 A*-C GCSEs including Maths and English (excluding equivalents) and the level of youth unemployment.

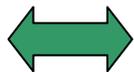
The city has two universities, York St John University and the University of York, a Sixth Form College, Askham Bryan Agricultural College and York College of Law. The links between the higher educational establishments and the business sector, such as the science park located adjacent to the University campus also have a high impact and relate well to York's provision of a highly skilled workforce.

Key messages from the baseline

⁸ Cities Outlook 2012 (Centre for Cities) <http://www.centreforcities.org/outlook12.html>

- 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.
- City of York has a highly skilled workforce which is key to York's economic success.

Indicators

Indicator	Area	Period	Value	Previous Value	Trend	National Average	Data Source	Indicator Source
The percentage of the population qualified to NVQ2 level and above	York	2012	79.8%	77.8 (2009) 77.7 (2010)		71.8%	ONS, Annual Population Survey (Jan 2010 – Dec 2010)	ONS, Annual Population Survey (Jan 2010 – Dec 2010)
The percentage of the population qualified to NVQ4 and above	York	2012	41.3%	40.8% (2009) 39.9% (2010)		34.4%	ONS, Annual Population Survey (Jan 2010 – Dec 2010)	ONS, Annual Population Survey (Jan 2010 – Dec 2010)
The percentage of the population with no qualifications	York	2012	6.4%	8.0% (2009) 7.2% (2010)		9.7%	ONS, Annual Population Survey (Jan 2010 – Dec 2010)	ONS, Annual Population Survey (Jan 2010 – Dec 2010)
% of pupils achieving 5+ A*-C at GCSE (or equivalent) incl English & Maths	York	2011/12	63%	53.8 (2008/09) 59.2 (2009/10) 59.1 (2010/11)		58.6%	National Performance Indicator 75	National Quality of Life Indicators, Sustainable Communities, Egan Review
% of pupils achieving level 4 or above in both english and maths at KS2	York	2011/12	80%	75% (2008/09) 74% (2009/10) 78% (2010/11)		79%	National Performance Indicator 73	
Number of adults achieving level 1, 2 or 3 qualifications as part of the Skills for Life Strategy through Adult and Community Learning York	York	2007/08	282	235 (2006/07)		n/a	City of York Council Plan COLI 110	City of York Council Plan
The number of people registering and completing courses through public	York	2007/08	1002	897 (2007/08)		n/a	City of York Council Plan COLI 111	City of York Council Plan

libraries								
Numbers of schools not achieving the floor target of 60% for Level 4+ in both English & Maths at KS2	York	2011/12	3	9 (2008/09) 2 (2009/10)			National Performance Indicator 76	City of York Council Plan

CLIMATE CHANGE

Climate Change

The Earth's surface has warmed by more than 0.75°C since around 1900, with much of this warming occurring in the past 50 years (source DECC). The 2007 Fourth Assessment Report of the Intergovernmental Panel on Climate Change (IPCC) concluded it is very likely that most of the observed global warming since the mid-20th century is due to the observed increase in human-caused greenhouse gas (GHG) concentrations.

Under the Sustainable Development Strategy 2005, tackling climate change is one of 4 priorities. Through the Climate Change Act 2008, the Government passed legislation that introduces the world's first long-term legally binding framework to tackle the dangers of climate change. Key provision of the Act is a legally binding target of at least an 80% cut in greenhouse gas emissions by 2050, and a reduction in emissions of at least 34% by 2020.

In 2011, the new NPPF has at the heart of it a presumption in favour of sustainable development and includes paragraphs 93 – 108 on specific climate change policy issues to be delivered through the planning system. The NPPF states that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. In addition, the duty in section 19 of the 2004 Planning and Compulsory Purchase Act requires local authorities to ensure that, taken as a whole, plan policy contributes to the mitigation and adaptation to climate change and good design standards. Therefore planning for climate change and sustainable development should be embedded in each decision made for the future, including the Local Plan.

A number of drivers exist at a variety of levels with the specific aim of tackling different sources which contribute to climate change. The most important of which is the Climate Change Act (CCA). The CCA is groundbreaking legislation put into statute by the Government committing the UK to cutting greenhouse gas emissions by 80% by 2050. The CA also put in place the mechanism for judging progress towards the 2050 target; carbon budgets. The first 3 carbon budgets have been set and require a reduction in greenhouse gas emissions of 34% below 1990 levels by 2020. The "Low Carbon Transition Plan" was also published by the UK government and complements the CCA by setting out the roadmap of how the 2050 targets and carbon budgets can be achieved. The plan aims to transform the energy used in place of work, homes and by transport as well as making the country think and act more sustainably. To ensure resilience from a changing climate, the Government is developing a National Adaptation Programme to address the risks set out in the first UK Climate

Change Risk Assessment. The first National Adaptation Programme will be published in 2013 and will focus on helping UK businesses, local authorities and civil society to become more resilient or 'Climate Ready' to climate change impacts.

At the Regional level, there is a Yorkshire and Humber Climate Change Partnership which aims to bring together and drive forward work to tackle climate change in the region. The Yorkshire and Humber Climate Change Adaptation Study has also helped to understand the future of the region with climate change and has predicted that the city of York area will see a summer mean daily temperature increase of 2.2 degrees, an average annual temperature increase of 3 degrees and a reduction in the average annual rainfall by 36mm although winter rainfall is expected to increase.

At a local level, 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.

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).

Living within our environmental limits is a core underpinning principle within The Strategy for York (2011 – 2025) and creating a sustainable city including tackling climate change is a major objective of the strategy. Since 2011, the Council has to submit a greenhouse gas inventory illustrating the GHG emissions that originate from its stock. For 2010/2011 across the Council stock just over 34,000 tonnes of CO₂ equivalents were emitted. As a Council we have a carbon management plan to reduce carbon emissions by 25% by 2013 and have tackling change as a corporate risk and priority action. The Council has also carried out a high-level risk assessment on key services against predicted future changes in climate. Where appropriate, this work is now being embedded into services or shared with partners to reduce any future significant risks.

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)
- Increased physical stress on cultural heritage

As well as the direct impacts of these climatic events, there are also indirect impacts that may occur in combination and which will increase the overall impact on York. For example, climate change will have a great effect on flooding, which is already a key issue in York. Climate change is likely to increase the amount of rainfall and therefore the prevalence for flooding. An indirect consequence of more rainfall would be more frequent damage to properties, infrastructure, transport networks and potentially an adverse effect on public health and well-being leading to further stress on emergency and health services. Furthermore, there are great implications for biodiversity given that the change in temperatures may not support certain habitats or species leading to a potential loss of ecosystem health.

In concluding the study, it is apparent that there is also a financial cost to climate change which would need to be funded should action not be taken. The present research estimates this to be at £95 to £158 million per annum by 2050. Key to limiting the damage, physically, socially and financially in York, is adaptation and mitigation of climate change. The Stern Review: The Economic of Climate Change highlighted that that a 'business as usual' scenario would reduce welfare by an amount equivalent to a reduction in global capita consumption per head of between 5%-20%. The strong message from the economic modelling was that when taking account of the risks and uncertainties, the costs look very large. With regards to this the report concludes that: *"much (but not all) of the risk can be reduced through a strong mitigation policy and... (that this) can be achieved at a far lower cost than those calculated for the impacts. In this case mitigation is a highly productive investment"*⁹. In this sense the approach to mitigate climate change at a local level will work towards reducing the larger overarching financial costs.

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.

The Council is also a signatory of other schemes such as the Covenant of Mayors and the Friend's of the Earth Get Serious Campaign. The First is a European Standard that signs the Council up to reduce greenhouse gas emissions by 20% across the local authority area. This is delivered through a Sustainable Energy Action Plans (SEAPs) which sets out the projects that will help to achieve the target. York's SEAP was approved in 2011 and also adheres to the Get Serious Campaign. This is a campaign to get local government to lead the way in terms of action on climate change and reach a 40% reduction in total

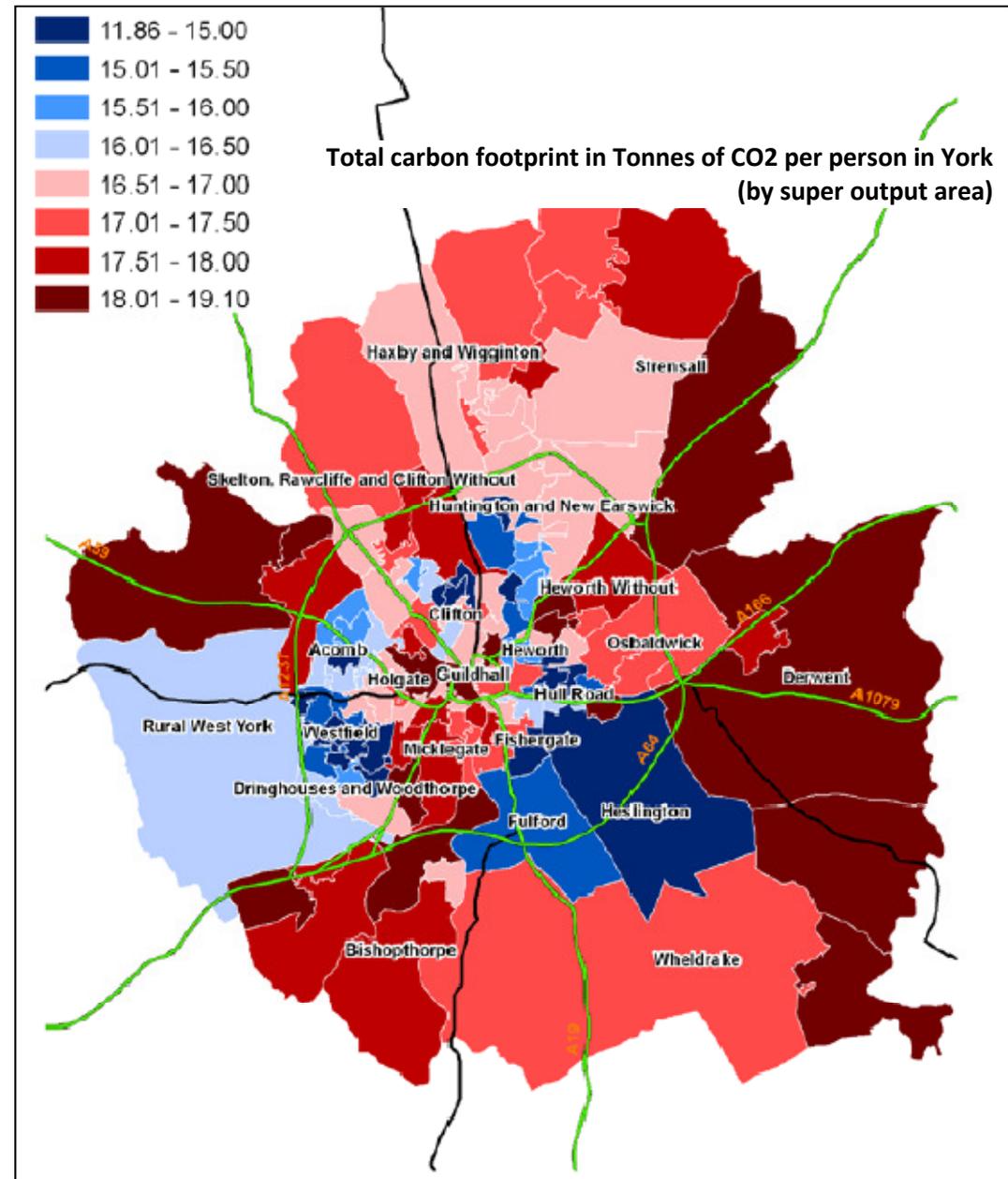
⁹ Stern Review: The Economics of Climate Change (2006) HM Treasury

emissions of greenhouse gases by 2020. To ensure the city can meet its challenging carbon reduction targets, modelling was carried out to inform the climate change action plan and SEAP. This modelling illustrated that government intervention alone would not achieve the targets locally, and illustrated that over the coming years York could plausibly achieve the 2020 target through a mix of large-scale renewable energy projects such as combined heat and power with district heat networks, and through retro-fit city-wide energy efficiency schemes. Based on the modelling, the city is committed to accelerating in particular the following

- to undertake several research and feasibility projects to identify sites, partners and funding for:
- possible low carbon/zero carbon Combined Heat and Power schemes (with district heat networks) across appropriate sites in York.
- other low carbon/renewable schemes such as large-scale and medium-scale wind generation.
- citywide/area based domestic energy efficiency and renewable energy installation programmes (including maximising opportunities from the forthcoming Green Deal)
- citywide roll out of replacement transport fuels such as electricity.

(Please note – such schemes would only be installed where it is feasible, appropriate and in line with local planning policy)

In 2010 York used targeted marketing to raise awareness of reducing people's carbon footprint in the "York Green Neighbourhood Challenge". Participants were recruited for a period of 12 months and challenged to make changes to their lifestyle which would reduce their footprint. The 49 participants who completed the challenge have an estimated average carbon footprint reduction of 2.0 tonnes of CO₂e/year which is a total reduction of 11.3%. This Overall, the Green Neighbourhood challenge was effective in reducing the carbon footprint of the participants and achieved an estimated total



emission reduction of 98 tonnes of CO₂e/ year. The t-tests showed that these reductions in residents' footprints by the end of the project were statistically significant although not every aspect of the participants lifestyle changed.

The study concluded that There is now a need for a new, re-energised, concerted and joined-up approach that places environmental issues in a wider context that appeals to a broader section of the community. The future vision should be positive and appealing and one that wins hearts and minds. This approach should improve the quality of life for all members of the community.

Key issues from the baseline:

Indicator	Area	Period	Value	Previous Value	Trend	National Average	Data Source	Indicator Source
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- 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.

Indicators

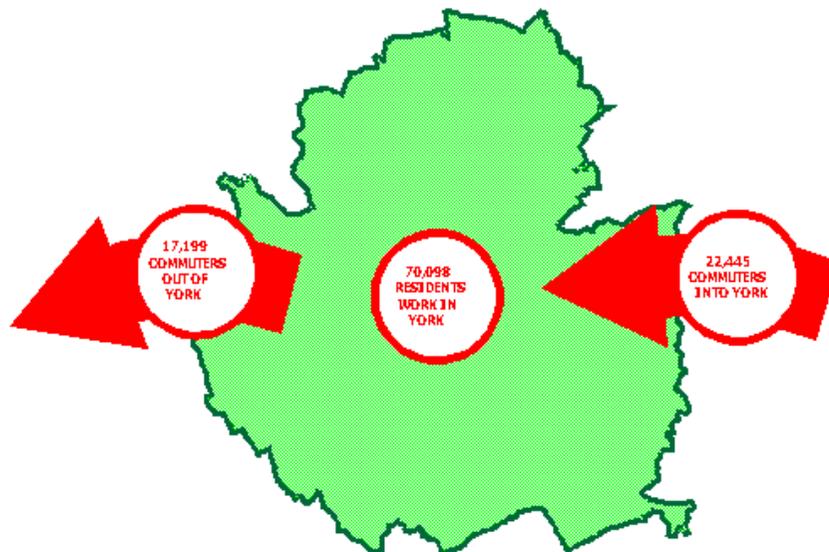
Reduction in Ecological Footprint	York	2006	4.72	5.3 (2001)		4.64	Stockholm Environment Institute (SEI)	Local Indicator
Reduction in York's Carbon Footprint	York	2006	12.61	n/a		12.1	Stockholm Environment Institute (SEI)	Local Indicator
National Indicator 185: CO ₂ reduction from local authority operations	York	2010/11	-13.64%	-7.50% (2010/11)		n/a	City of York Council Plan	Former National Indicator 185; Annual Monitoring Report Local Indicator
Per capita reduction in CO ₂ emissions in the LA area (tonnes)	York	2010	5.6	5.5 (2009) 6.1 (2008) 6.3 (2007)		n/a	Department of Energy and Climate Change, 2012.	Former National Indicator 186; Annual Monitoring Report Local Indicator
Planning to adapt to climate change	York	2011/12	Level 1	Level 1 (2010/11)		n/a	City of York Council Plan	Former National Indicator 186; Annual Monitoring Report Local Indicator

TRANSPORT

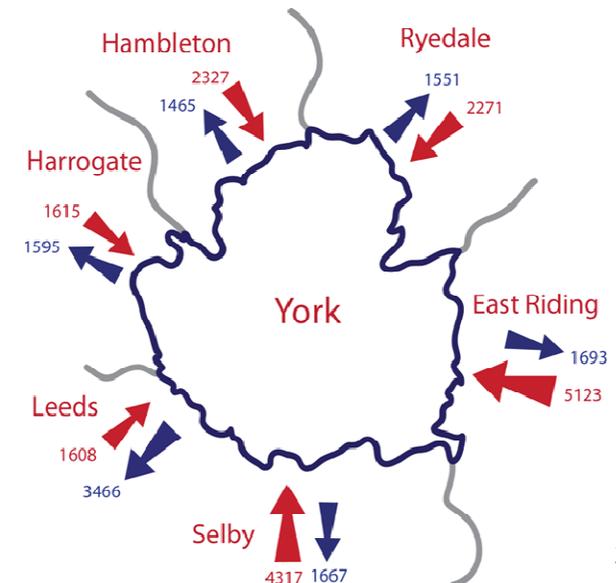
In York it is recognised that transport and access to jobs, education, shopping, leisure facilities and services have a direct impact on people's quality of life. A safe, efficient and integrated transport system is important in supporting a strong and prosperous economy within York and can contribute towards the Council's overall vision of ensuring the city is thriving, inclusive, healthy and sustainable. But, travel can also have negative impacts on the environment in terms of noise, pollution, severance and visual intrusion.

The most recent comprehensive source, which contains available journey to work data for York, is the 2001 Census. It shows that 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, as shown below. The majority of the inward commute trips originate in East Riding of Yorkshire and Selby, and the main outward commute is to Leeds, as shown in Figure 5.x2. Around 9% of trips to York originate from outside the region, whilst 14% of trips from York are to destinations outside the region. 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%).

Weekday a.m. commute pattern



Weekday a.m. journey to work movements



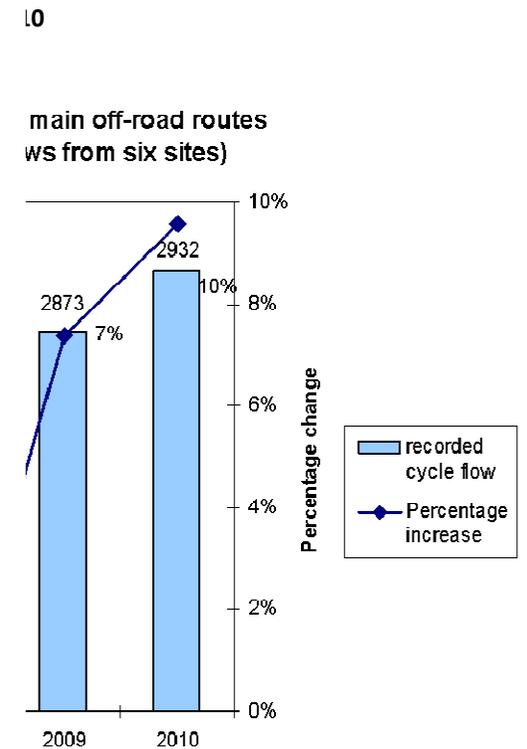
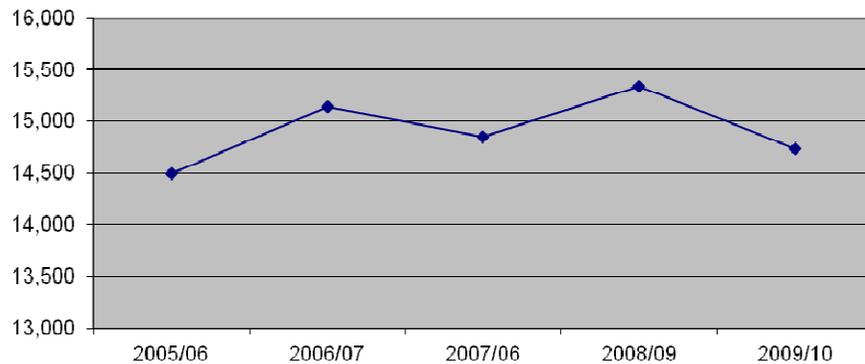


Be part of it!

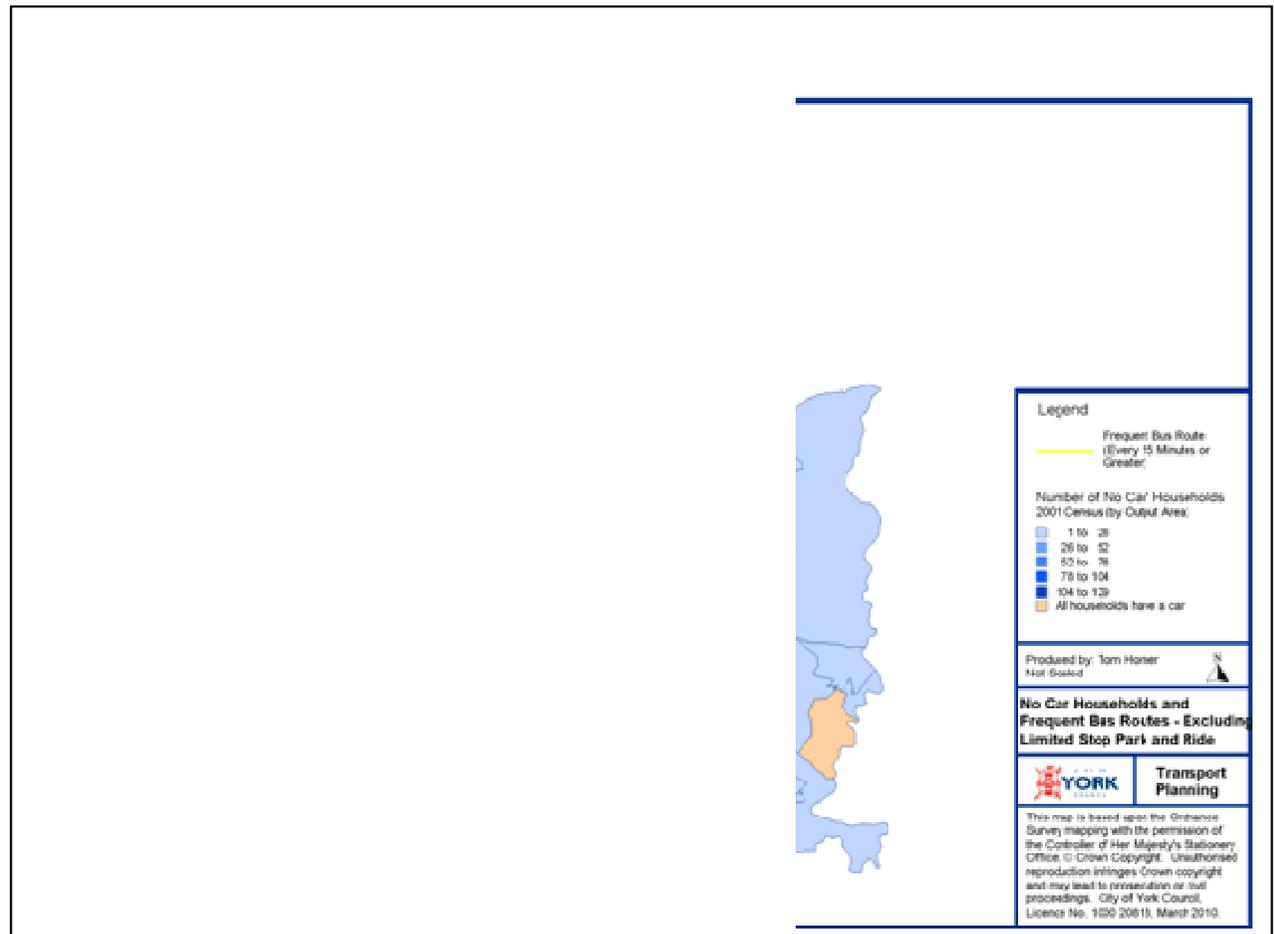
Conversely, York has a higher proportion of people who cycle or walk to work compared to England and Wales and the Yorkshire and the Humber region. In addition, cycling levels have increased significantly since the Cycling City York programme commenced in 2008, as shown in the Sample of change in cycling levels 2006-2010 graph.

Although travel by bus in York (as a percentage of overall trips) is slightly lower compared to the areas previously mentioned, patronage has remained roughly static around approximately 15m passenger trips per year (of which approximately 2.8 million are Park & Ride passengers), and is slightly above the level it was at in 2005/06, as shown in Figure 5.x4. Furthermore, as can be seen in Figure 5.x5, bus services that are more frequent than every 15 minutes match well to the areas in York with the highest number of households without a car, indicating that there are accessible frequent services to the city centre from at least these areas. However, it would also appear from Figure 5.x5 that services from these areas to other parts of the York, such as out-of-town developments, are not so well provided.

Local bus passenger journeys per annum (000s)



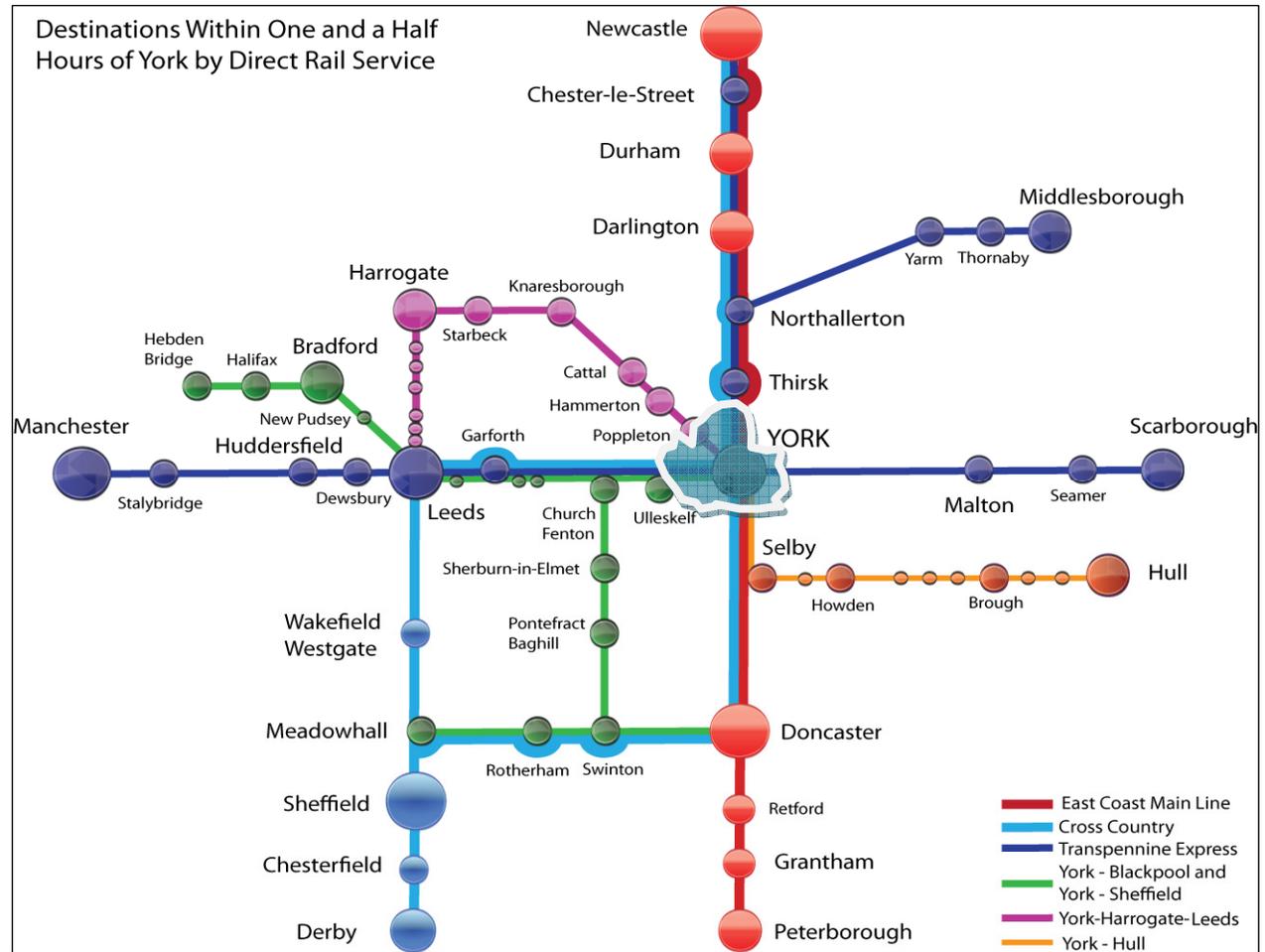
Currently, 83% of York’s working age population have access to employment by public Transport¹⁰. However, accessibility (to the city centre) by public transport varies significantly. Access is generally good in along the urban corridors, with services, comprising a mixture of high-frequency local bus 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. The key reasons for higher car ownership in rural areas include: a lack of local facilities, such as shops and services, and less access to frequent public transport, leading to people being more likely to travel by private car.



¹⁰ National Indicator NI 176

York is well connected by rail to many other areas of the country. London and Edinburgh are about two hours away and direct trains are available to many cities in the north of England e.g. Leeds, Manchester, Liverpool, Sheffield, Birmingham. The diagram below illustrates good accessibility to other rail stations within 90 minutes journey time of the York. Services to Harrogate are of a low frequency and rail links to the south east of the city including Hull are relatively poor. 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). Network Rail’s ‘Yorkshire and Humber Route Utilisation Strategy, 2009’ predicts that the total number of passengers travelling to York will increase by 41% (3.4% per year) over the next 12 years

School travel plans have been put in place with the aim of decreasing car use on the journey to school and increasing awareness of healthier and more sustainable forms of transport. By 2010 95% of York’s schools had a travel plan in place. Modal Split data from the 2009 (annual) school survey shows that large proportion of pupils walk to primary and secondary schools at 61% and 48% consecutively. However, cycling levels for primary schools are quite low (but not compared to the rest of the region) at only 5% and travel by car is still quite high at nearly 30% (equating to over 3,500 pupils).



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%.

In June 2010, the coalition government set out its 'Programme for Government', which acknowledged that modern transport infrastructure is essential for a dynamic and entrepreneurial economy. It also recognised that the transport sector needs to be greener and more sustainable with tougher emission standards and new transport technologies. Distilling this further, it can be argued that the coalition government's transport priorities are to:

- Implement more sustainable transport (including reducing CO2 emissions).
- Support economic growth.
- Contribute to the localism agenda.

In January 2011, the national coalition government published its transport White Paper 'Creating Growth, Cutting Carbon: Making Sustainable Local Transport Happen'. The White Paper states that alongside technological change to address carbon output, measures will need to be taken to tackle the problem of congestion, stressing the importance of sustainable travel to tackle congestion, as it is short-distance, local trips where the biggest opportunities for people to make more sustainable transport choices exist. Furthermore, it expresses the national government's belief that it is at the local level that most can be done to enable people to make more sustainable transport choices.

In March 2011, the 'City of York Local Transport Plan 2011-2031 (LTP3)' was published. It sets out the transport policies and measures that will contribute to the city's economic prosperity over the next 20 years, whilst meeting challenging national and local targets for reducing emissions, building on the successes of the city's two previous LTPs (LTP1 2001-2006 and LTP2 2006-2011), which include:

- Peak period traffic levels stable since 2006;
- improvements to the main southern radial route into York with better facilities for pedestrians, cyclists and public transport users;
- bus patronage remaining stable, despite falling patronage elsewhere in the country;
- around 3 million Park & Ride passengers carried annually;
- a 45% reduction in killed and seriously injured road casualties;
- 95% of schools in York having a travel plan in place, and
- a significant increase in the numbers of people cycling in the city (following the implementation of the 'Cycling City York' programme).



The LTP3 vision for transport over the next 20 years is to enable everyone to undertake their activities in the most sustainable way and to have a transport system that:

- Has people walking, cycling and using public transport more;

- Makes York easier to get around with reliable and sustainable links within its own area, to adjacent areas and cities and the rest of the UK;
- Enables people to travel in safety, comfort and security, whatever form of transport they use;
- Provides equal access to opportunities for employment, education, training, good health and leisure for all, and
- Addresses the transport-related climate change and local air quality issues in York.

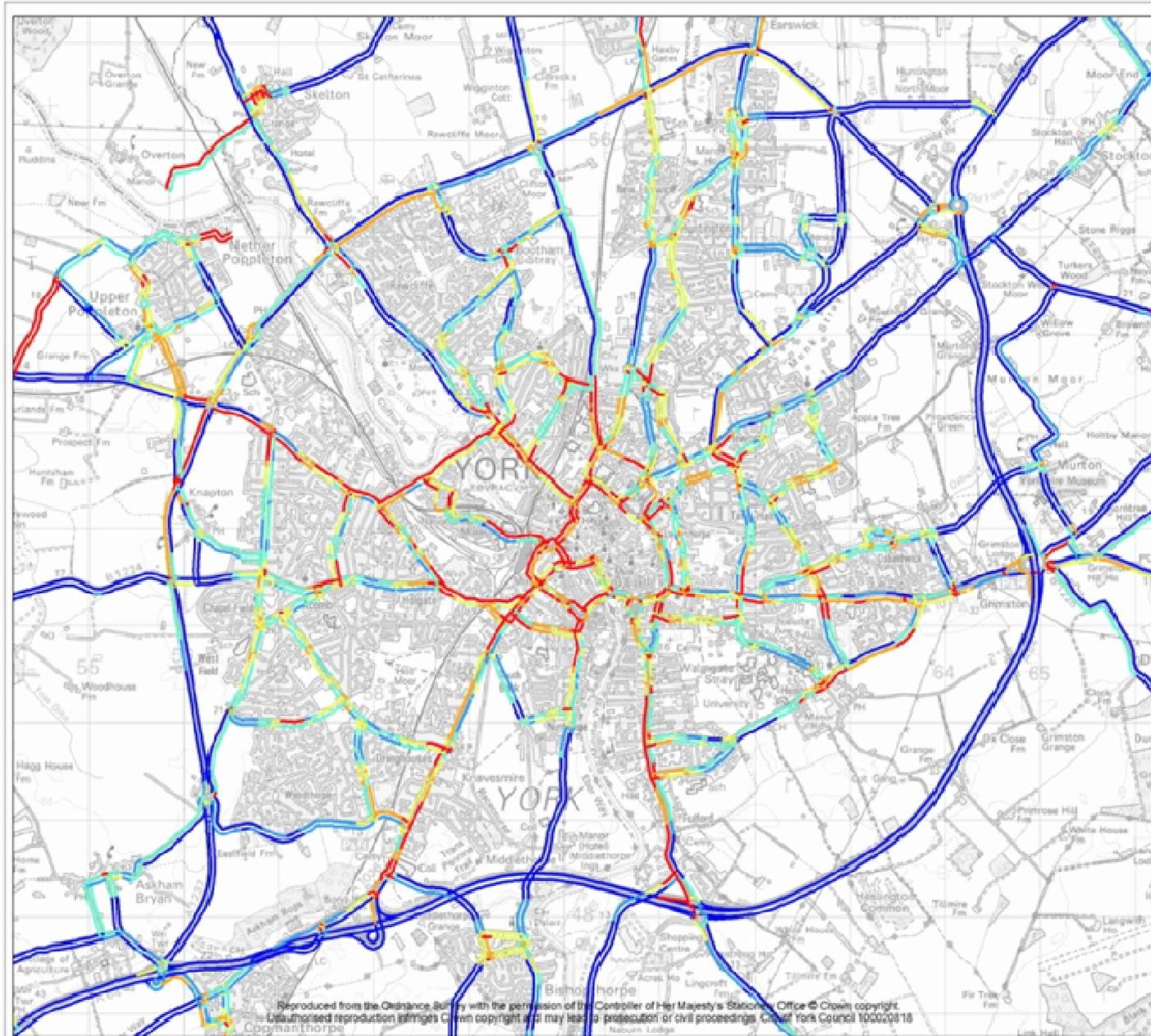
Since publication of LTP3, City of York Council has made successful bids to the national government's Local Sustainable Transport Fund (LSTF) and Better Bus Area Fund to implement various packages of sustainable transport measures to help realise this vision. The LSTF funded 'i-Travel York' programme consisting of a package of city-wide measures and measures more focused on the north-east sector of York, seeks to build upon the success of the Cycling City York programme (see Para. 5.40) to influence travel behaviour in favour of more sustainable and active forms of travel and thereby reduce the dependency on the private car.

The diagram on the following page shows the average traffic speeds for 2009/10. The slowest speeds on certain sections of road are displayed in red. This is where, between 08:00 and 09:00 in the morning, cars are travelling on average at less than 10mph, therefore indicating congestion. Most of these sections are in the city centre, to the west and on the main arterials coming into the city centre. The largest variation relative to the speed limit is on the northern outer ring road where there are significant delays on the section between Wetherby Road and Strensall Road.

Traffic modelling work undertaken in September 2011, to support the Submission version of the Local Development Framework Core Strategy predicted that:

- If there is insufficient future investment in transport infrastructure and other transport measures, congestion delay time across the network could almost triple by 2026.
- Investment in transport infrastructure alone will not be sufficient to adequately mitigate the increased congestion delay by 2026. Consequently, other sustainable transport measures will also need to be put into place.
- Even with all the reasonably practicable and deliverable transport investment in place, congestion delay across the network could double by 2026.

A refresh of this modelling, in 2012, following an extensive major rebuild and upgrade of the council's strategic transport model reduced the delays shown in the first and third bullet points above to approximately double and one-and-three-quarters respectively.



Average Traffic Speeds
Academic Year 2009/10
School Weekdays
AM peak 8:00 to 9:00
 Source: Traffic master GPS data

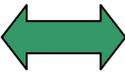
- York speeds
- Less than 10 mph
 - 10-15 mph
 - 15-20 mph
 - 20-25 mph
 - 25-30 mph
 - More than 30 mph

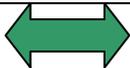
LTP3
 Transport Planning Unit
 City Strategy
 S Parrett 16/3/2011

Key messages 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.

Indicators:

Indicator	Area	Period	Value	Previous Value	Trend	National Average	Data Source	Indicator Source
Passenger journeys per year originating within the local authority	York	2009/10	14,774,800	n/a	n/a	n/a	CYC LTP3 (LI3)	City of York Council Plan
Total Park and Ride passengers	York	2011/12	4.06m	3.76m (2010/11) 3.67m (2009/10) 3.69m (2008/09)		n/a	CYC LTP3 (LI3)	City of York Council Plan
% of new residential development within 30 minutes public transport time of: 1) GP surgery 2) York Hospital 3) Primary School 4) Secondary school 5) Area of employment 6) Major retail centre	York	2011/12	1) 98.9 2) 93.2 3) 98.3 4) 98.0 5) 99.2 6) 98.9	2010/11: 1) 99.0 2) 94.9 3) 99.0 4) 98.8 5) 99.0 6) 98.4		N/a	Local Plan Monitoring – local indicator	Annual Monitoring Report Core Indicators
Children travelling to school by car aged 5-10	York		31%	TBC	TBC	n/a	Annual School Census, LTP3 (LI5)	City of York Council LTP3 Monitoring Indicators
Children travelling to school by	York		9%	TBC	TBC	N/a	Annual School Census,	City of York Council

Indicator	Area	Period	Value	Previous Value	Trend	National Average	Data Source	Indicator Source
car aged 11-16							LTP3 (LI5)	LTP3 Monitoring Indicators
16-19 year olds within 30 mins of York College by public transport	York	2009/10	63%	TBC	TBC	n/a	CYC LTP3 (LI9b)	City of York Council LTP3 Monitoring Indicators
Change in area-wide traffic volumes: AM peak, inter-peak, PM peak, 12-house total, hourly average	York	2009/10	90300 – am 85600 – inter 98000 – pm 1080000 – 12 hour 90000 – hourly ave	TBC	TBC	n/a	CYC LTP3 (LI10)	City of York Council LTP3 Monitoring Indicators
Number using off street car parks	York	2011/12	1.62m	1.60m (2010/11) 1.60m (2009/10) 1.68m (2008/09)		n/a	City of York Council Priority scorecard	
Congestion – average time taken to travel 1 mile in the AM peak	York	2010/11	3 min 17 secs	3 mins 19 secs (09/10) 3 mins 24 secs (08/09)	TBC	n/a	CYC LTP3 (LI12))	City of York Council LTP3 Monitoring Indicators
Index of cycling numbers (AM peak) Calendar baseline:2009)	York	2011/12	105%	100% (2009/10)		n/a	City of York Council Priority scorecard	
Index of cycling numbers (PM peak) Calendar baseline:2009)	York	2011/12	105%	100% (2009/10)		n/a	City of York Council Priority scorecard	
People killed or seriously injured in road traffic accidents	York	2009/10	60	TBC	TBC	n/a	CYC LTP3 (LI13a)	City of York Council LTP3 Monitoring Indicators
Children killed or seriously injured in road traffic accident	York	2009/10	6	TBC	TBC	n/a	CYC LTP3 (LI13b)	City of York Council LTP3 Monitoring Indicators
People slightly injured in road traffic accidents	York	2009/10	557	TBC	TBC	n/a	CYC LTP3 (LI13c)	City of York Council LTP3 Monitoring Indicators
Nitrogen dioxide levels	York	2009/10	45 ug/m ³	TBC	TBC	n/a	CYC LTP3 (LI14)	City of York Council LTP3 Monitoring Indicators
Bus fleet meeting euro III or better standards	York	2009/10	68%	TBC	TBC	n/a	CYC LTP3 (LI15)	City of York Council LTP3 Monitoring

Indicator	Area	Period	Value	Previous Value	Trend	National Average	Data Source	Indicator Source
								Indicators
Levels of cycle theft in York	York	2009/10	1,100	TBC	TBC	n/a	Safe York Partnership, CYC LTP3 (LI19)	City of York Council LTP3 Monitoring Indicators
Total Membership of York car Club	York	2009/10	424	TBC	TBC	n/a	CYC LTP3 (LI21)	City of York Council LTP3 Monitoring Indicators

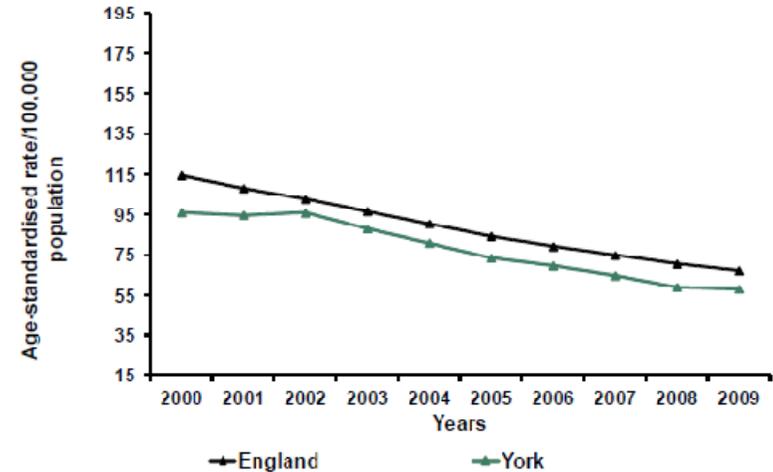
HEALTH

On the whole York is a healthy city with good quality health and social services. The current picture of the City’s health and well-being is consistent with a regional and national perspective.

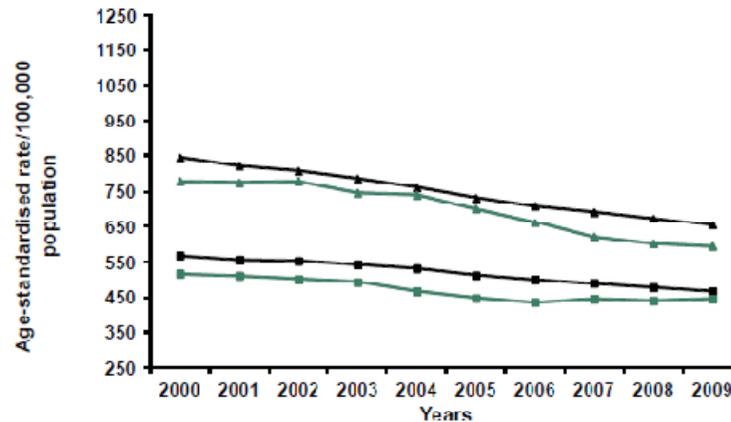
The national trend for life expectancy is increasing in line with the known aging population in York. Average life expectancy in York is now 81.3 years. There is a slight difference between males and females at 79.9 and 83 years¹¹ respectively and the figures remain consistently above the regional and national average, particularly for males.

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.

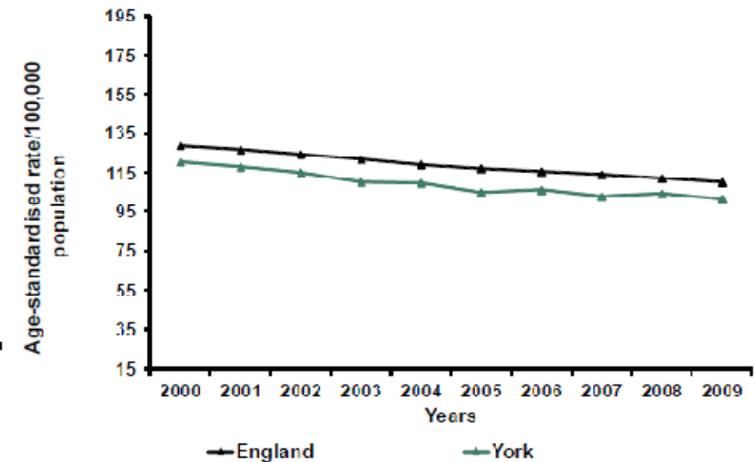
Early death rates from heart disease and stroke



All age, all cause mortality



Early death rates from cancer



The Health Profile for York¹² summarises the key health statistics for York under various themes. From these indicators, it can be deduced that the key priorities for York include physical activity, childhood obesity and alcohol.

¹¹ ONS (2010) Life expectancy at birth and at ;
¹² www.healthprofiles.org, (Department of Health, 2012)

- Significantly worse than England average
- Not significantly different from England average
- Significantly better than England average



Domain	Indicator	Local No. Per Year	Local Value	Eng Avg	Eng Worst	England Range	Eng Best
Our communities	1 Deprivation	13150	6.8	19.8	83.0		0.0
	2 Proportion of children in poverty ‡	4210	13.9	21.9	50.9		6.4
	3 Statutory homelessness ‡	183	2.2	2.0	10.4		0.0
	4 GCSE achieved (5A*-C inc. Eng & Maths)	1102	62.1	58.4	40.1		79.9
	5 Violent crime	2499	12.6	14.8	35.1		4.5
	6 Long term unemployment	550	4.0	5.7	18.8		0.9
Children's and young people's health	7 Smoking in pregnancy ‡	308	13.9	13.7	32.7		3.1
	8 Breast feeding initiation ‡	1643	73.8	74.5	39.0		94.7
	9 Obese Children (Year 6) ‡	235	14.7	19.0	26.5		9.8
	10 Alcohol-specific hospital stays (under 18)	23	65.1	61.8	154.9		12.5
	11 Teenage pregnancy (under 18) ‡	91	29.1	38.1	64.9		11.1
Adults' health and lifestyle	12 Adults smoking ‡	n/a	18.5	20.7	33.5		8.9
	13 Increasing and higher risk drinking	n/a	24.5	22.3	25.1		15.7
	14 Healthy eating adults	n/a	28.3	28.7	19.3		47.8
	15 Physically active adults ‡	n/a	12.2	11.2	5.7		18.2
	16 Obese adults ‡	n/a	23.0	24.2	30.7		13.9
Disease and poor health	17 Incidence of malignant melanoma	27	14.0	13.6	26.8		2.7
	18 Hospital stays for self-harm ‡	423	201.3	212.0	509.8		49.6
	19 Hospital stays for alcohol related harm ‡	3433	1413	1895	3276		910
	20 Drug misuse	993	7.2	8.9	30.2		1.3
	21 People diagnosed with diabetes ‡	7719	4.3	5.5	8.1		3.3
	22 New cases of tuberculosis	9	4.5	15.3	124.4		0.0
	23 Acute sexually transmitted infections	1409	696	775	2276		152
	24 Hip fracture in 65s and over ‡	224	467	452	655		324
Life expectancy and causes of death	25 Excess winter deaths ‡	121	23.0	18.7	35.0		4.4
	26 Life expectancy – male	n/a	79.8	78.6	73.6		85.1
	27 Life expectancy – female	n/a	83.0	82.6	79.1		89.8
	28 Infant deaths ‡	11	5.0	4.6	9.3		1.2
	29 Smoking related deaths	297	189	211	372		125
	30 Early deaths: heart disease and stroke ‡	123	58.1	67.3	123.2		35.5
	31 Early deaths: cancer ‡	211	101.7	110.1	159.1		77.9
	32 Road injuries and deaths ‡	72	36.4	44.3	128.8		14.1

‡ Substantially similar to indicator proposed in the Public Health Outcomes Framework published January 2012

In term's of children's health there has been national campaigns for reversing the trend for childhood obesity as well getting children active through schools and other local activities. Guidance released by the Department of Health regarding physical activity, active play and sport aims to promote healthy regimes for children and promote good health alongside other guidance for obesity. It will be important for the health of all residents within the city to have access to leisure and sports in order to live a healthy and active lifestyle which will have great benefits for the overall health and well-being for residents within the authority. This is also supported through the local level evidence base from the NHS for York and North Yorkshire.

Disabled Living Allowance (DLA) is available for people aged under 65 who are disabled and need help with personal care or mobility. In Feb 2012 6280 people in York received DLA . In February 2012 3140 people in York between the claimed Incapacity Benefit and Severe Disablement Allowance because they had been unable to work for at least 28 weeks (consecutive) because of illness or disability. Of these, 12% were aged under 35 years old. At this time, 1020 people were also claiming carer's allowance which indicates how many people are being home cared for full-time.

Key messages 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 activity

Indicators:.

Indicator	Area	Period	Value	Previous Value	Trend	National Average	Data Source	Indicator Source
Life expectancy at birth (male and female)	York	2008-2010	Males – 79.9 Females - 83	Males - 78.6; Females - 83.4 (2005-2007) Males - 79.4; Females - 83.2 (2006-2008)		Males – 78.2 .Females – 82.3 (2008-2010) Males -77.4 Females - 81.6 (2006-2008)	Office for National Statistics (ONS) Vital Statistics	Sustainable Communities, Egan Review; Local Quality of Life Indicators, CLG; Without Walls Success Measure - Healthy City
The percentage of households with one or more persons with a limiting long-term illness	York	2001	30.6	Not Available			ONS, Census	Local Quality of Life Indicator
% who say they are healthy / their health is good or very good	York	2012	87%	78.7 (Place survey 2008/09)	N/a	N/a	Big York Survey 2012; Place survey 2008/09	Big York Survey 2012; CYC National Performance Indicators (NI 119)

GREEN INFRASTRUCTURE & BIODIVERSITY

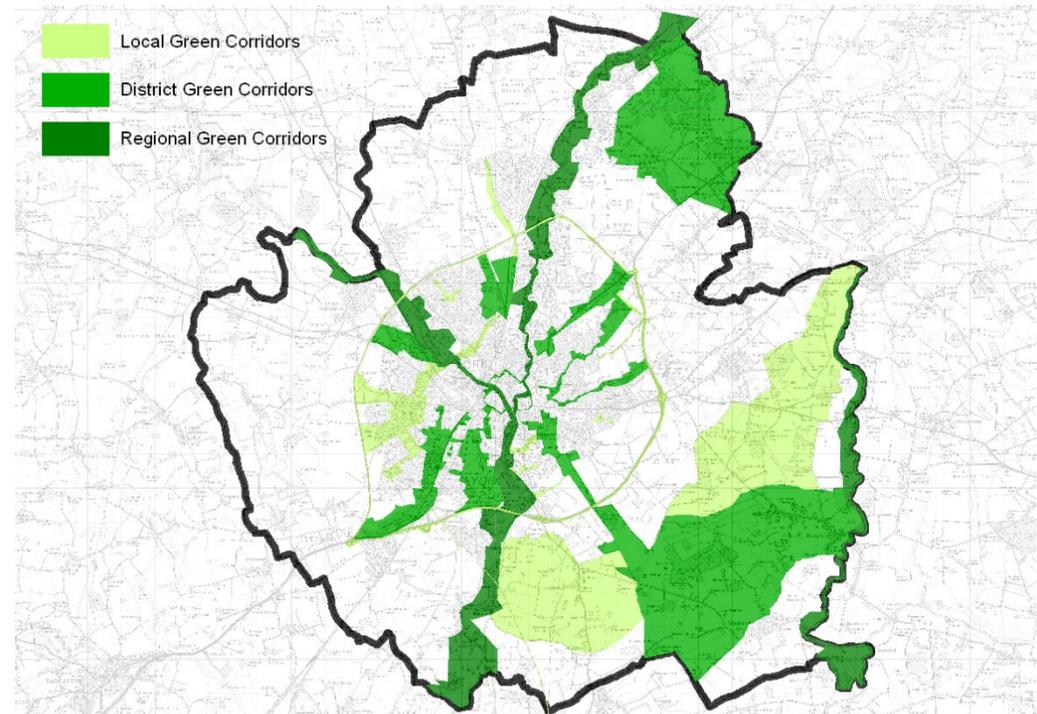
Green Infrastructure (GI) encompasses all “green” assets in the authority, including individual components from parks, the river corridors, street trees and managed and unmanaged sites to designed and planted openspaces. A number of these are also recognised heritage assets within the city. For example, 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.

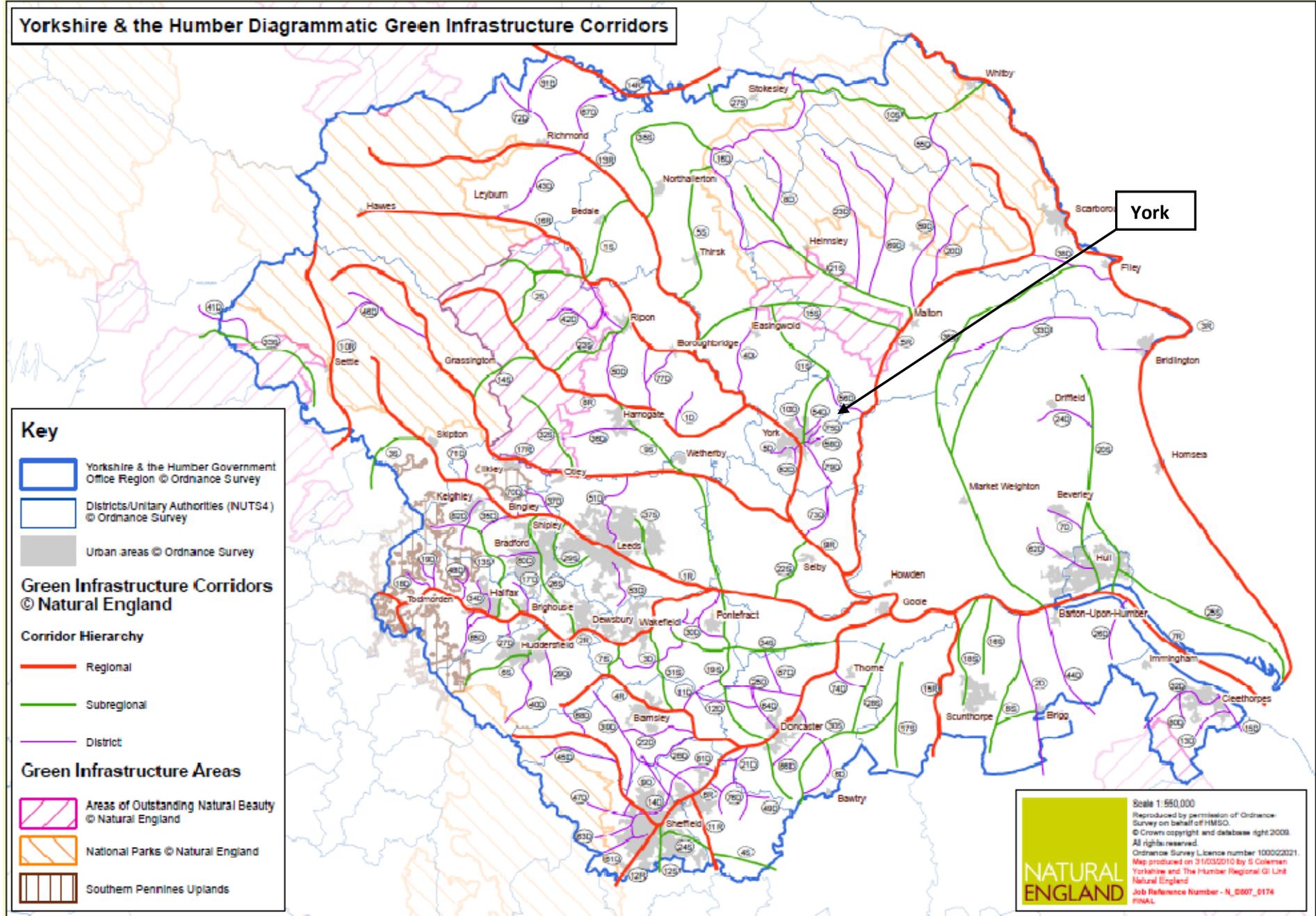
Green Infrastructure Corridors

Natural England has worked in partnership with authorities within Yorkshire and Humber to record and map the nationally, regionally and locally important infrastructure within the region. The aim of this was to:

- protect green infrastructure;
- be a starting point for more detailed or localised green infrastructure work;
- increase awareness of where green infrastructure functions exist and how they complement each other;
- establish a baseline of green infrastructure from which change can be measured;
- inform planning decisions and development proposals;
- provide evidence for policy and strategy creation;
- form the basis of subregional delivery projects;
- focus green infrastructure enhancement where gains can be maximised.

As part of this project York was identified as having green corridors which are of regional, sub-regional and district level importance. The following map shows the extent of green corridors identified in the region.



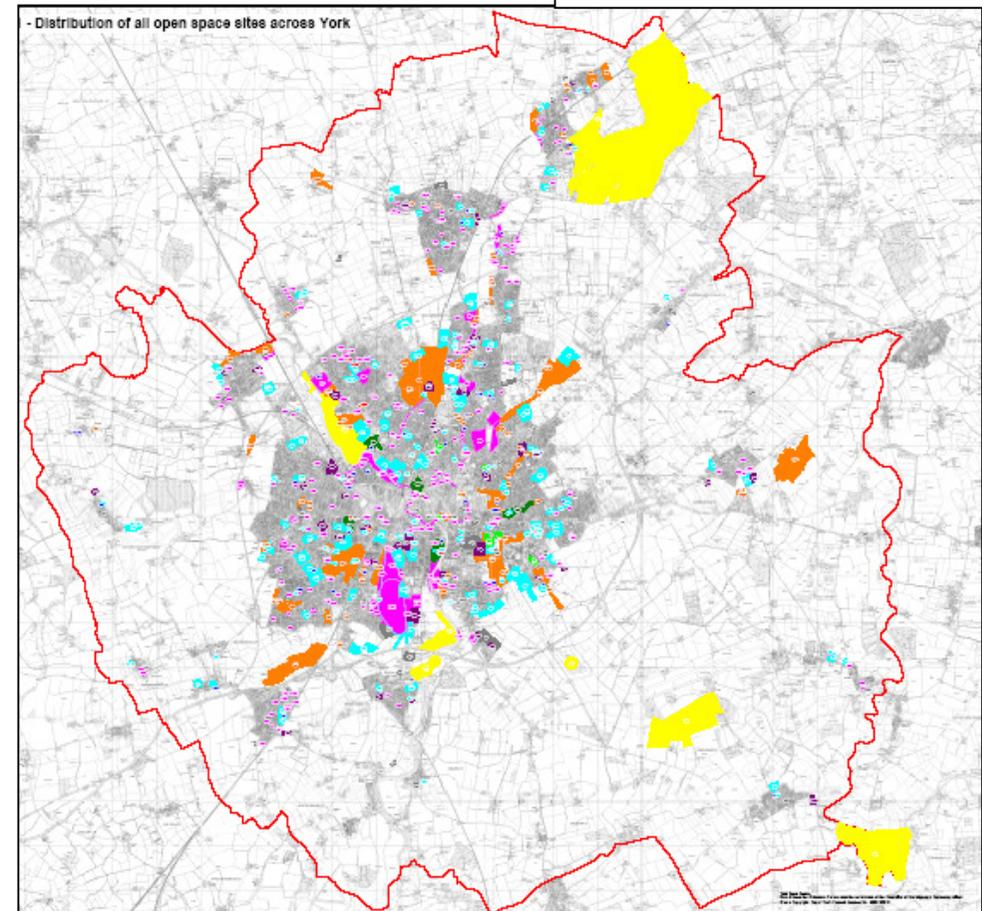


Openspace

Openspace, sport, and recreation facilities provide essential services for the residents of York, contributing to residents quality of life and social well being and health. Furthermore, openspace and recreational space also promote a series of significant environmental benefits including mitigating climate change, providing habitats and promoting biodiversity. For this reason, it is now categorised under “Green Infrastructure” (GI).

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. The Openspace Study (2008), produced as an evidence base for the LDF, set out the local context for openspace within York. The study splits the openspace into the different categories with an emphasis on quantity and quality for scoring each category. An update to this work is in progress and the results of this will feed into the baseline in due course. The previous study states:

- *Park and Gardens:* On the whole there is a good level of access to parks within the urban area but there are issues of provision for residents in out lying areas. Access should be maximised via sustainable transport routes and where there is a deficiency, large amenity space could be upgraded to provide quality spaces.
- *Natural and Semi-natural:* Access to natural and semi-natural openspace is high across the urban and rural settlements as well as other large sites such as the strays. There is a need to maximise access whilst also managing biodiversity and balancing recreation. Whilst not part of this category, it is considered that the general countryside is also accessible due to the greenbelt ensuring countryside adjacent to the urban area
- *Amenity space:* The distribution of amenity space is uneven across the city although there is access to other types of openspace in most locations. Quality of the space could be upgraded in most cases and there should be the potential to use them for “pocket parks” where residents are outside of a 5 minute walk to the amenity space or park.
- *Children’s Openspace:* The distribution of childrens sites is fairly even across the city although some deficiencies were identified in Heworth Without, Huntington, Westfield and Acomb wards.
- *Young persons:* A limited number of residents were in the catchment for the young peoples facilities and the provision of more facilities



will be a challenge if residents are to be within a reasonable distance to this openspace type across the city.

- *Outdoor Sports Facilities:* Access to sports facilities could be enhanced with the use of school's facilities for community use. Also need to maximise opportunities to incorporate pitches where demand has been expressed.
- *Allotments:* The distribution of allotments is sporadic and there are waiting lists for many of the sites. Provision of new facilities would be welcomed particularly in wards where there are deficiencies such as Osbaldwick, Acomb and Westfield.
- The city centre has recreational importance for visitors and are valued by tourists and workers. It should be ensured that they remain of good quality.
- If additional development takes place, there would need to be a robust assessment of the provision of openspace and how much / what type should be provided.

Recently the provision of children's play areas has been given a boost through the Playbuilder programme. This is a national campaign investing £235 million nationally as part of the Government's commitment to the play agenda, along with the launch of the recent national Play Strategy and Children's Plan. City of York Council was allocated around £1 million from the Government Playbuilder Project, for the development approximately 22 play areas across the city. York has had a growing focus on the importance of play for a number of years and this new funding will provide greater access to higher quality outdoor play areas. This will directly link into York's play strategy 'Taking Play Forward', and assist in the authority's aim to raise the standard of play provision. 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.

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.

Natural England advocate the use of Accessible Natural Greenspace Standards (ANGSt). This recommends that everyone, wherever they live, should have accessible natural greenspace:

- of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home;
- at least one accessible 20 hectare site within two kilometre of home;
- one accessible 100 hectare site within five kilometres of home; and
- one accessible 500 hectare site within ten kilometres of home; plus
- a minimum of one hectare of statutory Local Nature Reserves per thousand population.

ANGSt is a powerful tool in assessing current levels of accessible natural greenspace, and planning for better provision. The three underlying principles of ANGSt are:

- a) Improving access to greenspaces
- b) Improving naturalness of greenspaces
- c) Improving connectivity with greenspaces

Ensuring that people have accessible openspace is a key social theme for the city to ensure health and well-being.

Nature Conservation

In terms of Nature Conservation, 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 new 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. The following table summarises the main nature conservation sites:

Contained within these sites are a range of known protected species including different types of bats and birds, badgers, great crested newts, water vole and barn owls. It is important therefore to take consideration of these species in planning for the future to make sure their habitats are maintained and not disturbed by development. More information on the sensitivities of the national and international sites will be contained within the Habitat Regulation Assessment accompanying the Core Strategy

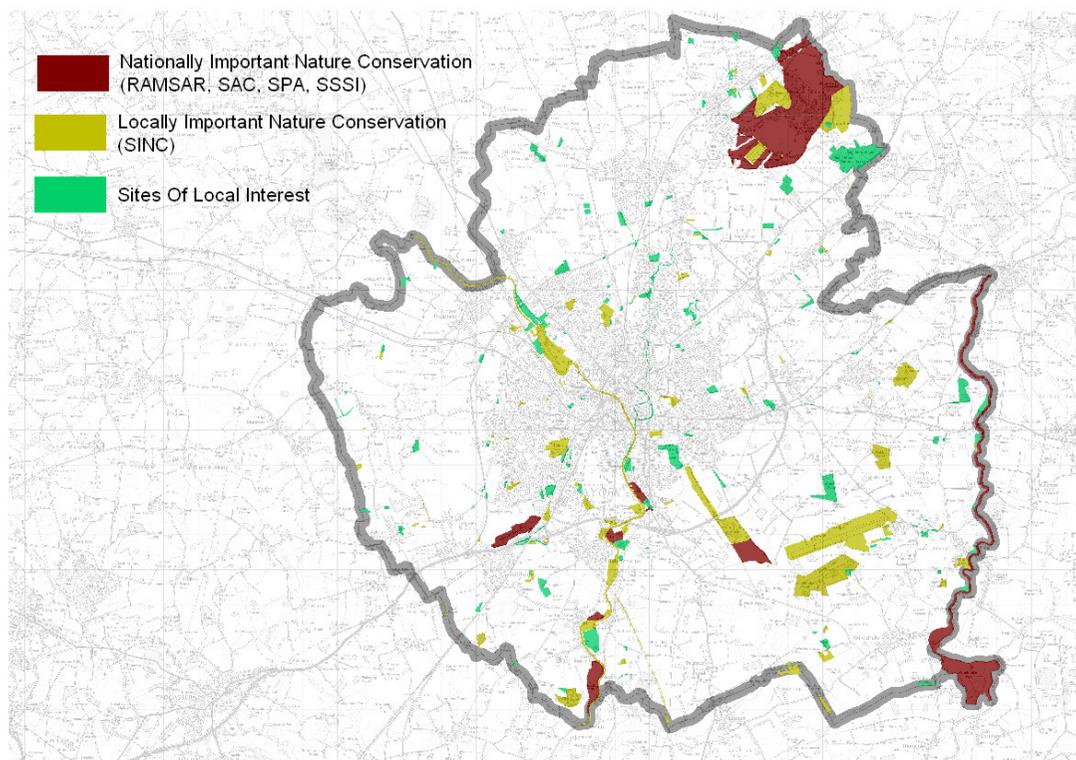
In addition to openspace and nature conservation sites, York has 3 main rivers – the Ouse, Foss and Derwent along with associated becks and tributaries, within its

Title	Total No	Total Area	Total Length*
SSSI's: Strensall Common, Heslington Tilmire, Askham Bog, Fulford Ings, Naburn Marsh, Church Ings, Acaster South Ings, Derwent Ings and the River Derwent.	9	895.08	18000
SAC's: Strensall Common, Askham Bog and Derwent Ings	3	714.75	18000
SPA's: Lower Derwent Valley	1	136 ha (682 ha)	
NNR's: Lower Derwent Valley	1	136 ha (682 ha)	
Total No. Sites of Statutory Protection	9	895.08	18000
Existing SINC's (retained)	37	426.40	7855
New Sinc's	49	154.53	24260
Sinc Hedges	41		11896
Total no. of Sinc's (excl. hedges)	86	580.93	
Total no. of Sinc's (incl. Hedges)	127		32115
SINC – Local Nature Reserves	3	54.65	
Non Sinc LNR's (1 part SINC)	2	12.30	
Total LNR's	4	66.95	
Non SINC Sites with Social Value	2	5.70	0
New Sinc's - Possible	15	173.61	1900
Sincs to be De-notified	5	5.75	950
Sites of Interest (Not Sinc Quality)	87	330.51	18710
Created Sites	11	22.70	550
Total Sites of Interest (Not SINC value)	122	371.26	
Other sites(Unknown value)	18	155.50	750

*Where appropriate

boundaries. The River Ouse is ecologically important for several reasons. It acts as a conduit for the movement and migration of species to and from the Humber Estuary and, in its own right, it supports protected species, including otters and depressed river mussels. It provides a route for migratory fish as well as a natural flightline for migratory birds and bats. The Ouse also provides a suitable habitat for water voles and otters, a European Protected species, while the wider Ouse catchment supports the only confirmed British population of the rare tansy beetle. There are numerous important sites of environmental interest along the Ouse and its tributaries as well. For example the Ouse connects with the Lower Derwent Valley and Humber Estuary Special Protection Areas, which are designated under the European Union (EU) Birds Directive 1979. It also links with the River Derwent, Lower Derwent Valley and Humber Estuary Special Areas of Conservation.

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. As well as being aesthetically pleasing, trees have other environmental benefits associated within mitigating pollution and climate change. In total, there are around 20000 trees within the City of York in parks, strays, nature reserves, pockets of public open spaces and woodlands. The diversity of types of trees and their habitats mean that they are managed in different ways but for every tree felled, 2 are planted in order to maintain and increase their prevalence. This practice should be encouraged for its benefits to the city's image, managing climate change and promoting a healthy city.



Treemendous York is a new initiative being promoted by the community and City of York Council. A national survey undertaken by the Guardian and New City Beautiful identified that York has less tree cover than the national average of 12% (the European average tree cover is around 27%). The 'York New City Beautiful: Toward and Economic Vision' report (2011) recommended that 50,000 new trees should be planted in York to bring tree cover in the city to around the national average. The initiative aims to promote a healthier, greener, more environmentally friendly, successful and beautiful city. Almost a thousand trees have been planted in York since Treemendous was launched in October 2011. The main focus of the group over the past few months has been to identify and assess sites so that a plan of action can be put into place to start planting large numbers of trees as soon as the next planting season begins this autumn. In addition to Treemendous, York University

have planted 50,000 trees in the last 3-4 years and Earswick Council have planted 700 this planting season alone.

Key messages 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.

Indicators

Indicator	Area	Period	Value	Previous Value	Trend	National Average	Data Source	Indicator Source
Amount of openspaces managed to Green Flag Award Status	York	2011/12	5	4 (2010/11) 3 (2009/10)		n/a	CYC Monitoring; Green Flag Award website	Development Plan Monitoring Local Indicators
Amount of new accessible openspace provided as part of new development	York	TBC	TBC	TBC	TBC	TBC	CYC Monitoring	
Change in areas and population of biodiversity importance, including: i.Change in priority habitats and species (by type); and ii.Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	York	2011/12	Area of biodiversity: Loss: 5.75 Addition: 223 Total change: 217.25	Same as previous	n/a	n/a	CYC Monitoring	Development Plan Monitoring Core Indicators (E2)
Total amount of RAMSAR, SPA, SAC, SSSI and Local Nature Reserves	York	York	Total: 895.08 714.75ha SAC 36ha SPA	Same as previous	n/a	n/a	CYC Monitoring	Development Plan Monitoring Core Indicators (E2)

Indicator	Area	Period	Value	Previous Value	Trend	National Average	Data Source	Indicator Source
			895.08ha SSSI's 36ha NNRs 637.1ha SINCS 66.95ha LNR 486.5 Local Interest					
Loss of RAMSAR, SPA, SAC, SSSI, Local Nature Reserves (LNRs), Sites of Local Interest	York	TBC	TBC	TBC	TBC	TBC	CYC Monitoring / Biodiversity Audit	
Proportion of local sites where positive conservation management has been or is being implemented.	York	TBC	TBC	TBC	TBC	TBC	CYC Monitoring / Biodiversity Audit	

WATER, FLOODING AND FLOOD RISK

Flood risk

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. The map shows the areas within York that are categorised as being in Flood Risk zones 2 and 3. Flood risk 2 is a low to medium risk with an annual probability of flooding from rivers of 0.1% to 1% and 0.1 to 0.5% from the sea. Zone 3 is a high risk with an annual probability of flooding from rivers of 1% or greater and 0.5% or greater from the sea. On this basis there are some 86km of defences on the River Ouse. The standard of protection provided by these defences ranges from greater than 20% to less than 0.5%.

The City of York Council has completed a Strategic Flood Risk Assessment (SFRA), which will assist the Council in the process of sequentially testing the suitability of sites at flood risk in line with the NPPF. The sequential test will be used to demonstrate that there are no 'reasonably available alternative sites' in a lower flood risk area in which to locate the proposed development. In addition to this the exceptions test will need to be applied, depending on the flood risk vulnerability and the flood zone. In line with the NPPF, the Strategic Flood Risk Assessment seeks to ensure that the potential risk of flooding off site, as a result of the redevelopment of land, is a key consideration when establishing appropriate land uses for a site.

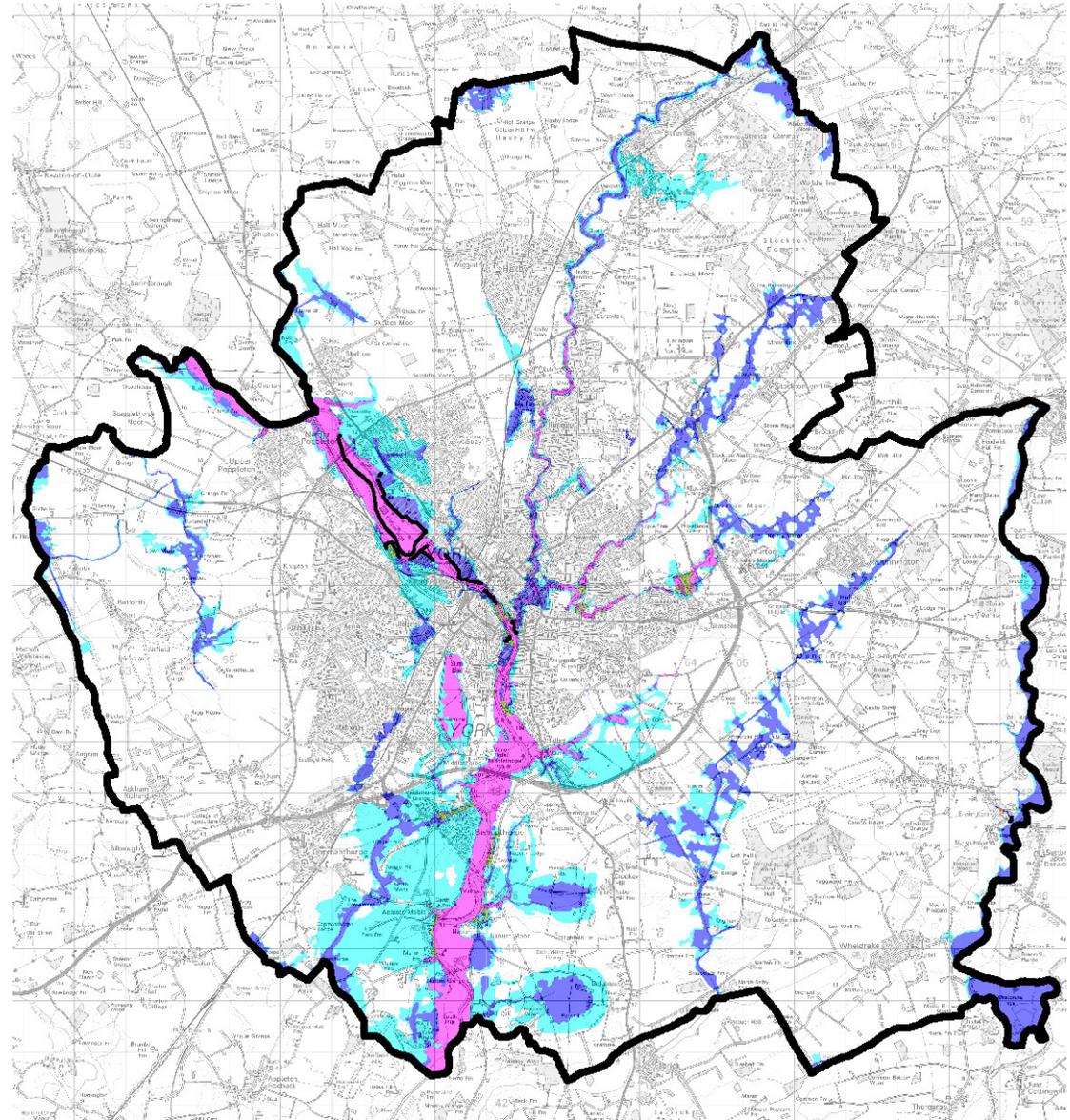
The SFRA is based on Environment Agency mapping which is considered reliable for the York area and unlikely to be modified significantly. Work is ongoing at present to update the SFRA in accordance with the NPPF as an evidence base for the LDF. This will feed into the baseline when it is complete. A map showing the extent of flood risk in York is shown on the following page.

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. Given the anticipated frequency of extreme weather events in the future another issue to consider for flooding is surface water runoff and

SFRA 2011 Flood Risk Zones Legend:

<p>All Uncoloured Areas</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 style="padding-left: 20px;">3a - Defended up to 1 in 50, Flood Risk between 1 in 50 and 1 in 100 (2 to 1 Percent)</p> <p style="padding-left: 20px;">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 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>
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drainage. Development can increase surface runoff through the use of non porous surfacing materials in development. Heavy rain events can therefore pose an increased flood risk unless there are areas which include openspace and permeable surfaces to let water filtrate into the ground. For more information on the impacts of climate change see page 25.



Water Quality

In York, in 2006 75.32% of the river length was assessed as to have good biological quality which is an increase from 2003's percentage of 72.4 and above the national average of 53.6%. 50.33% of the river length in York has been assessed as having good chemical quality in 2006. This is a decrease from the 2003 figure of 62.4% but is near to the national average of 51.3%. The level of biological quality has stayed roughly the same since the previous survey date of 2000 however the chemical quality has declined from 72.4% of the river length being defined as good chemical quality in 2000. In the profile for the Vale of York 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. Much of the central and northern parts of the NCA fall within the Yorkshire Ouse, Nidd and Swale catchment sensitive farming priority catchment, while parts of the south-east fall within the Yorkshire Derwent catchment sensitive farming priority catchment. (The catchment sensitive farming project offers advice and training to farmers and land managers in priority catchment areas to enable them to take voluntary action to reduce their high diffuse water pollution from agriculture to protect waterbodies and the environment.)

Humber River Basin Management Plan¹³, and Swale, Ure, Nidd and Upper Ouse Catchment Abstraction Management Strategy¹⁴ 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. High levels of pesticides, nutrients (nitrates and phosphate) and sediment loads within the watercourses of the east of the NCA are a result of diffuse agricultural pollution associated with intensive arable production and a large area under root crops, which also contributes to increased soil erosion. In the west of the NCA high phosphate and pesticide levels are associated with the dominance of arable farming and the high proportion of pig and poultry farms. The River Foss flows are dominated by wastewater treatment work discharges and land drainage, and there has been evidence of reduced water quality and nutrient enrichment.

Key messages 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;
- Flood risk in York arises from both river and surface water in York;
- Water quality is generally good with the main reasons for poor quality linked with agricultural farming practices.

¹³ A: Current state of waters, Environment Agency (December 2009)

¹⁴ Environment Agency (March 2004)

Indicators:

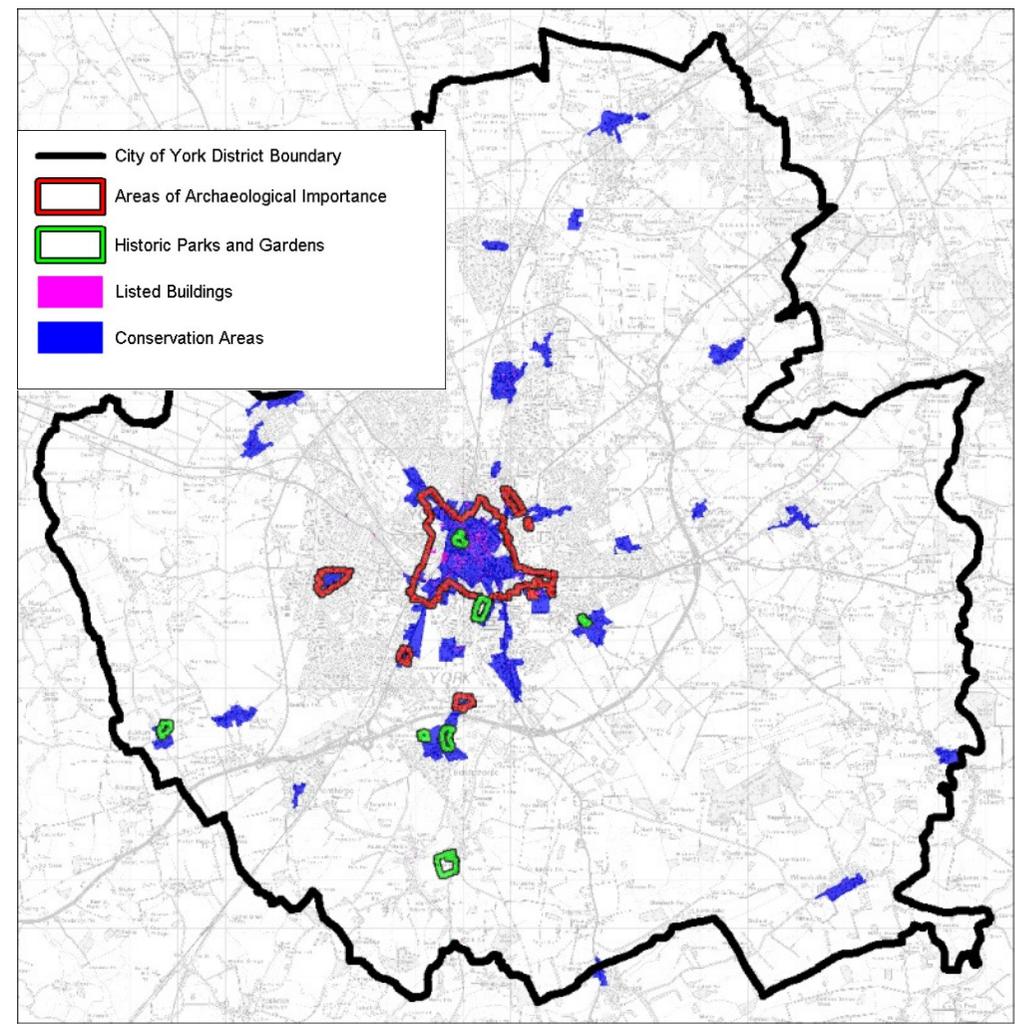
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Number of flooding events	York	2012	Tbc	Tbc	Tbc	Tbc	CYC	
Magnitude of flooding events	York	2012	Tbc	Tbc	Tbc	Tbc		
No. of applications referred to Environment Agency	York	2012	Tbc	Tbc	Tbc	Tbc		

HERITAGE ASSETS AND CONSERVATION

Heritage Assets

The historic environment of the City of York is of international, national, regional and local significance. This is recognised through the existing national statutory designations that apply to heritage assets in the City of York. Much of the unique attractiveness of the city as a place to live, work and visit arises from its historical and cultural assets.

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. Key to maintaining this resource in the future is understanding that there are areas which have high archaeological value and which may need full excavation as well as the sensitivities between development and its impact on archaeological deposits in close proximity to make sure that they are preserved for the future.



York’s wealth of historic buildings include: York Minster, England’s largest (surviving) medieval church and the largest Gothic Cathedral in Northern Europe as well as 2,228 listed buildings of which 242 (15%) are Grade 1 and 2*. There are 22 scheduled monuments in the city including the city walls, York Castle, Clifford’s Tower and St Mary’s Abbey. The City also has 4 registered historic parks and gardens, which include the Museum Gardens and Rowntree Park. In addition to this the city has 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. At the local level there is a community-driven desire to adopt a list of locally significant buildings structures and spaces.

The Heritage Topic Paper (2011) draws together the evidence relating to the historic environment and translates this into an understanding of the city’s special qualities and its complex 2000 year history. The evidence and understanding is then translated into the key influential factors, themes and six principle characteristics of the historic environment that helps define the

Key considerations in Heritage Topic Paper (2011)		
Factors	Themes	Characteristics
<ul style="list-style-type: none"> • Geology • Climate • Topography • Landscape • Resources/Materials 	<ul style="list-style-type: none"> • Economy (Farming, Trade, Industry, tourism) • Administration (government, education, health) • Ecclesiastical / Belief • Military / Defence • Communication • Residential • Leisure / performance • Landscape and setting 	<ul style="list-style-type: none"> • Strong Urban Form • Compactness • Landmark monuments • Architectural character • Archaeological complexity • Landscape and setting

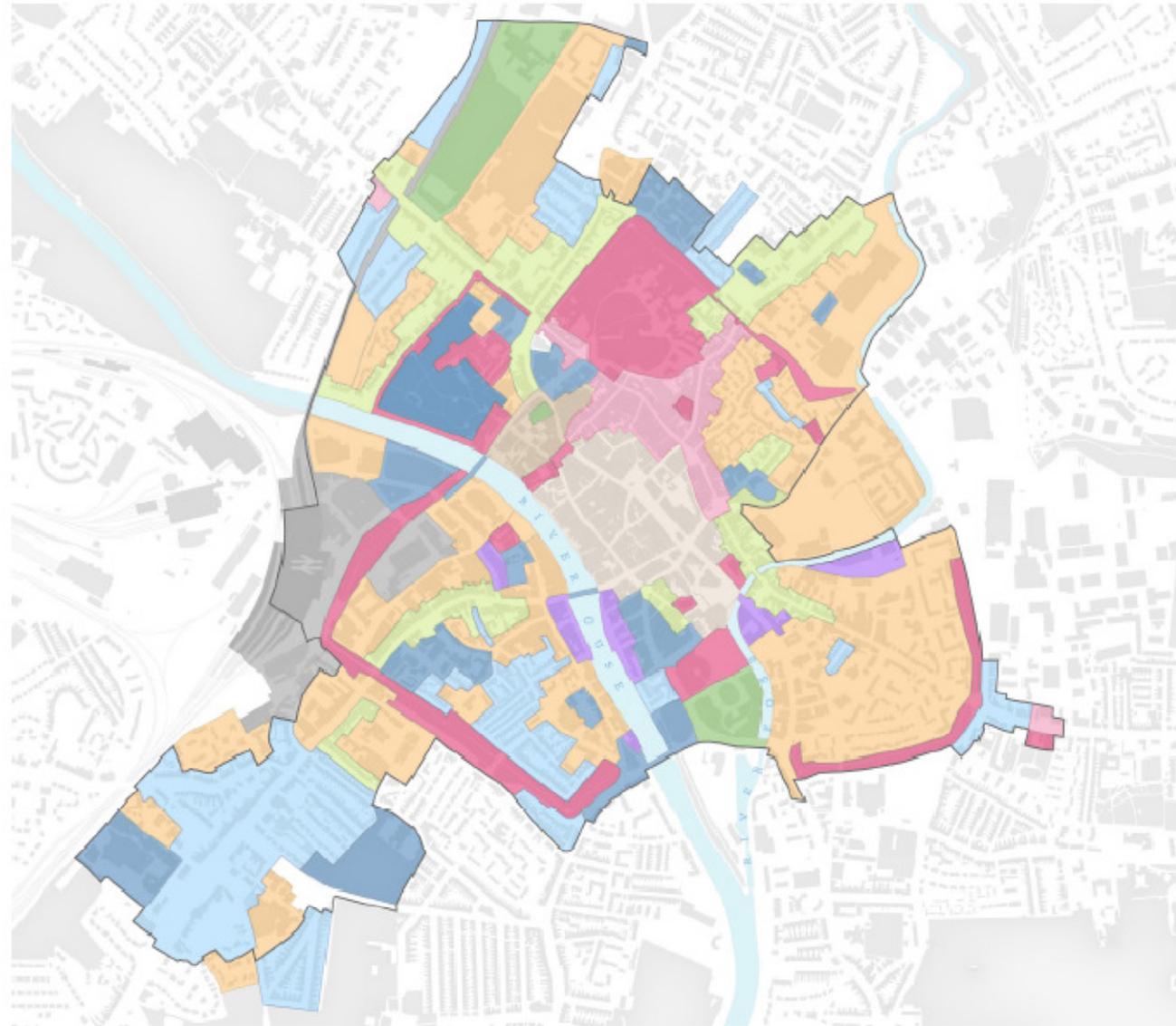
special qualities. The factors are large-scale, almost deterministic environmental elements with which humans have interacted and produced the historic environment. The themes provide a high level categorisations which allows the narrative of human action to develop across chronological divisions. The characteristics provide both a means of describing this special historic character and of testing to potential impacts of policy.

York’s Historic Core

York Central Historic Core was only the second conservation area to be created under the Civic Amenities Act, which introduced the concept as a means to help local authorities protect and manage whole historic areas; the existing control, listing, was only intended for individual buildings. The Act – and the Planning (Listed Buildings and Conservation Areas) Act of 1990 which superseded it – defines conservation areas as ‘*areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance.*’

A study of the Central Historic Core was undertaken in two parts to enable an understanding of the character of the historic Core and how to manage it in the future. The first part sets out the Conservation Area's history and character at the city level and then divides the area into two dozen character areas. The purpose of this first is to understand the history, form and functions of the city in order to identify, first, the Conservation Area's special interest, second, those issues which threaten to damage what is special about it and, third, opportunities for enhancing its appearance and character. The second

part focuses on the management strategy for the area and recommendations for further work, including changing the conservation area boundary. The study recognises some of the key assets including the character areas identified, heritage assets of importance and why as well as key views analysis from around the authority and city centre.



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Source: Central Historic Core Conservation Area Appraisal (2012)

Prevailing townscape and building character

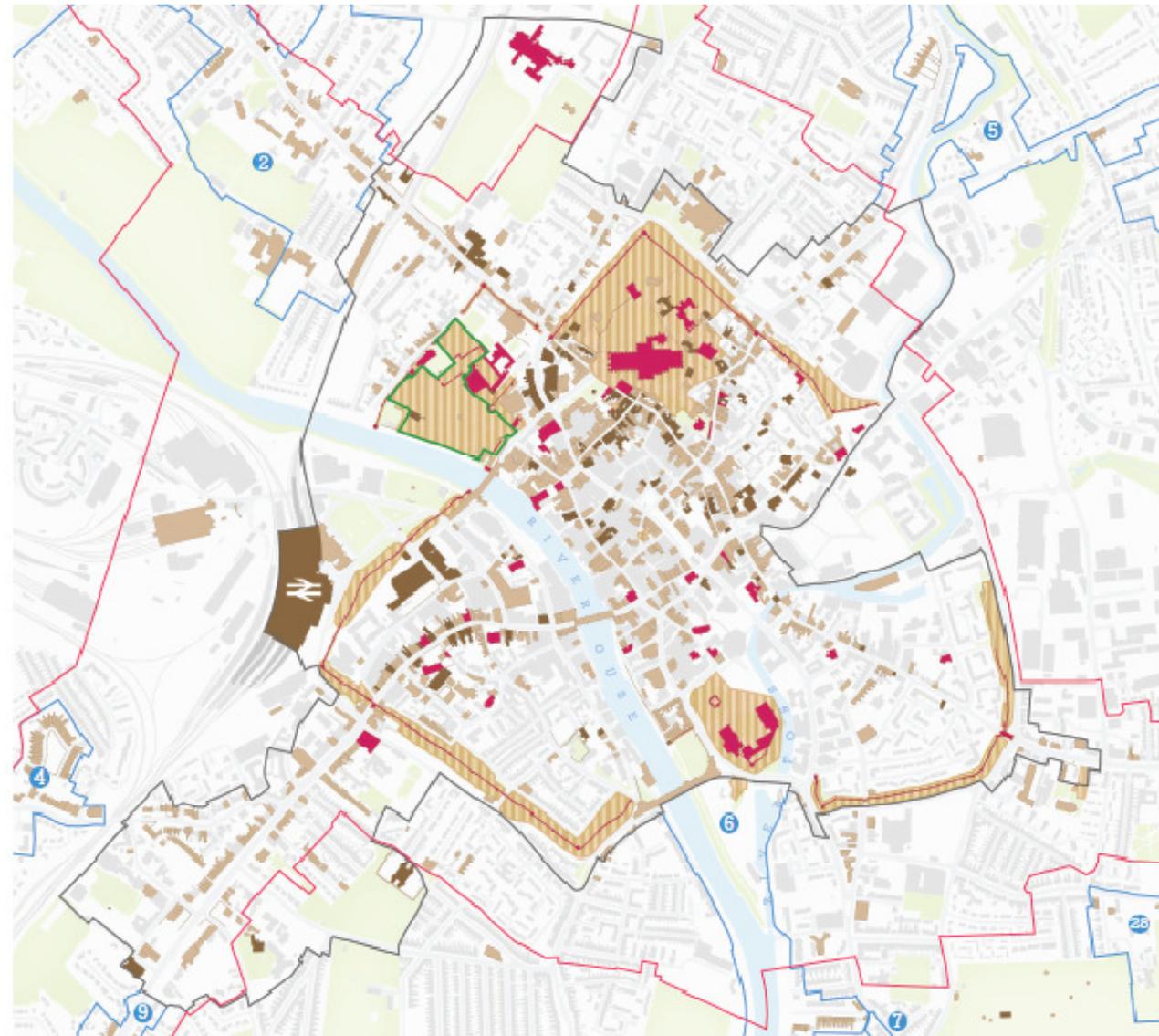
- Grade I listed building
- Grade II* listed building
- Grade II listed building
- Scheduled Ancient Monument
- Registered Park and Garden
- Area of Archaeological Importance
- Central Historic Core Conservation Area boundary
- Adjacent Conservation Area boundaries

Adjacent Conservation Areas

- 4 No. 4 St Paul's Square/Holgate Rd
- 9 No. 9 Tadcaster Road
- 6 No. 6 New Walk/Terry Avenue
- 7 No. 7 Fulford Road
- 28 No. 28 Heslington
- 5 No. 5 Heworth
- 2 No. 2 Clifton



Source: Central Historic Core Conservation Area Appraisal (2012)



Designations

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Key messages 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.

Indicators

Indicator	Area	Period	Value	Previous Value	National Average	Trend	Data Source	Indicator Source
Number of Listed Buildings	York	2012	2,228		n/a		CYC Listed buildings register	
No. of Conservation Areas	York	2012	35	33 (2005)			CYC register of conservation areas	
No. of conservation areas which have an up-to-date character appraisal	York	2012	Tbc	Tbc	Tbc			
No. of buildings on the English Heritage Building at risk register	York	2012	0	n/a	n/a		English Heritage Buildings at Risk Register (2012)	
No. of conservation areas on the English Heritage Building at risk register	York	2012	2	n/a	n/a		English Heritage Buildings at Risk Register (2012)	

LANDSCAPE

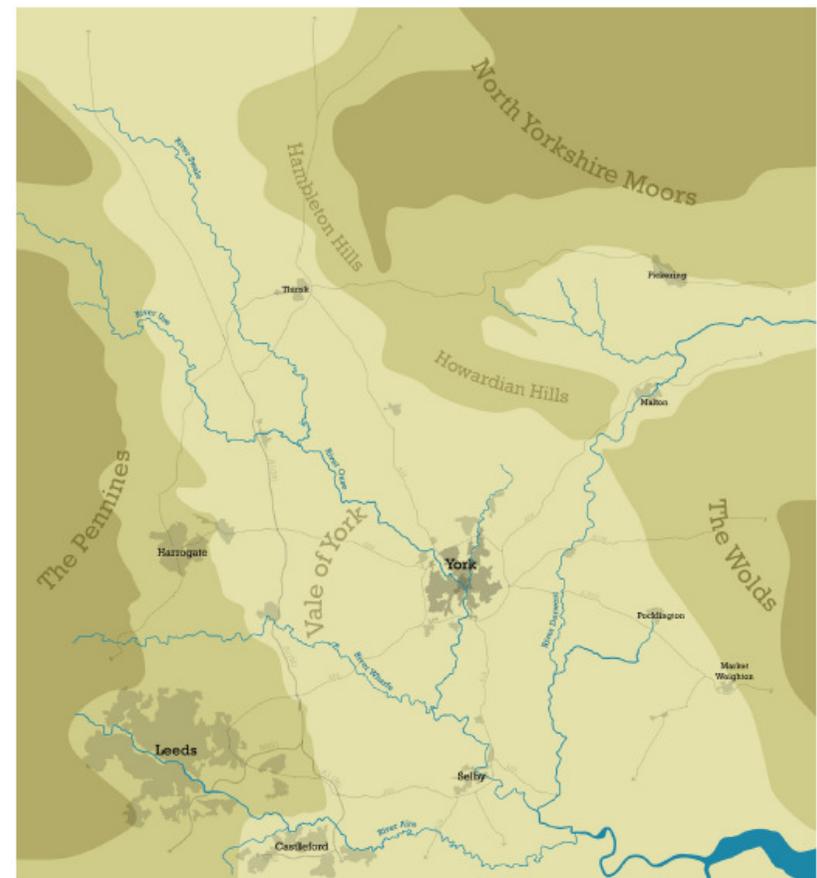
The European Landscape Convention defines Landscape as *“An area as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”* (Council of Europe 2000).

Natural England’s National Character Area for the Vale of York¹⁵ describes how York sits astride the River Ouse in the centre of the Vale of York, where the Ouse meets its tributary the River Foss. The Vale is a large low-lying basin stretching over 30 miles from Northallerton in the north to the Humber estuary in the south. This bowl is enclosed on three sides by higher ground: the Pennines rising to the west and the North York Moors to the north, with the Howardian Hills at their foot, sweeping east and south to become the Yorkshire Wolds on the other side of the River Derwent.

This location makes York a natural centre for regional and national communications – roads, rivers and railways – which is why the Romans brought their roads and founded a settlement here in the first place

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 its 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.

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



¹⁵ National Character Area 28: Vale of York (Natural England, 2012)

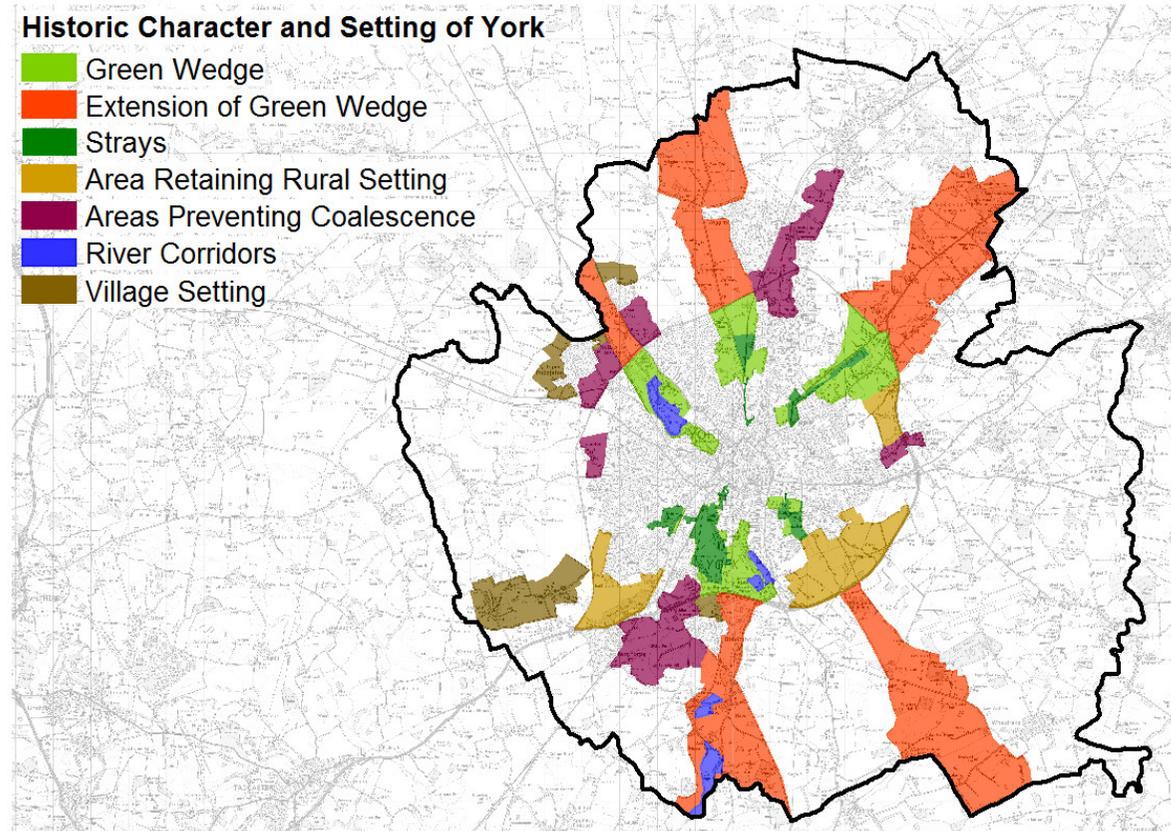
the east and surrounded by a relatively evenly spaced pattern of villages. Within a relatively small area (272 square kilometres) the York area boasts a range of sites with habitat and conservation value. These sites include ancient flood meadows, species-rich grasslands, lowland heath, woodlands and 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.

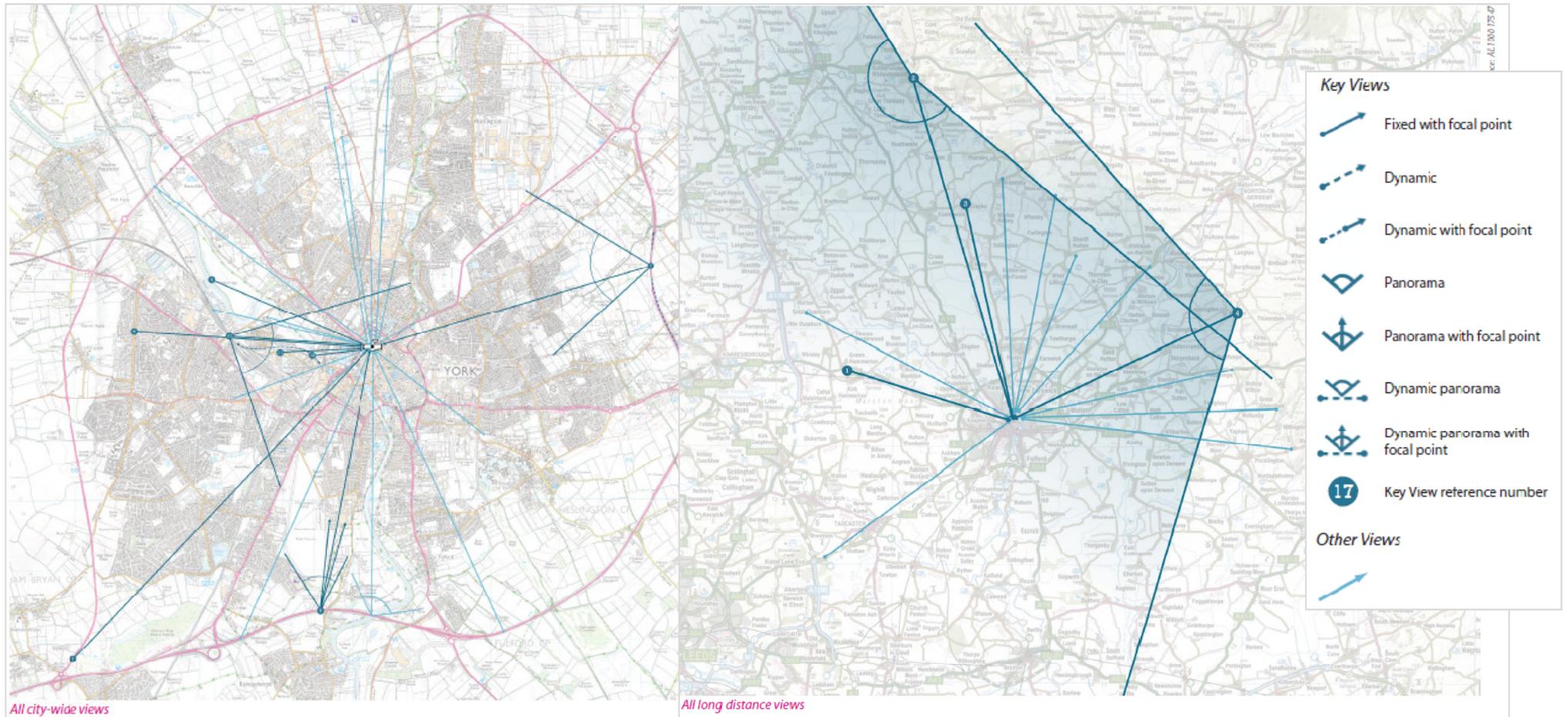
Specifically, the historic central city of York is recognised as important in the NCA as follows:

- 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.

Significant Landscape Views in York

The views of York were captured in the Central Historic Core Conservation Area Appraisal (2011). The maps illustrate that there are significant views from both within and outside of the York District boundary.





Ecosystem Services

The Vale of York NCA ¹⁶ provides a wide range of benefits to society. Each is derived from the attributes and processes (both natural and cultural features) within with the area. These benefits are known collectively as ‘ecosystem services’. The predominant services can be summarised as:

¹⁶ National Character Areas 28: Vale of York (Natural England 2012)

- Provisioning service (food, fibre and water supply)
 - Food Provision: The Vale of York is part of a large swathe of agricultural land to the north and south. Glacial lake deposits have helped to produce high grade soils (54 per cent Grade 3 and 28 per cent Grade 2), and historic drainage has helped to make the area ideal for arable farming, with 82 per cent of the total area in cultivation.
Water Supply: It also provides a large amount of water for local communities and for those as far away as Sheffield, both from underground aquifers and from abstraction from the rivers running through the NCA. The western part of the NCA overlies a Permo-Triassic sandstone aquifer (the Sherwood Sandstone aquifer, which is a major source of drinking water for the region). Rainfall is low in the NCA, and due to existing high levels of demand on these aquifers they currently have no water available for additional abstraction (except for a small area in the south-eastern corner)

- Regulating services (water purification, air quality maintenance and climate regulation)
 - *Regulating climate change:* A low proportion of carbon is stored within the first soil horizon (0–5 per cent) across most of the NCA, although there are pockets of higher soil carbon content which coincide with the heaths at Allerthorpe and Strensall as well as some areas underlying the south-western part of York.
 - *Regulating soil erosion:* Regulation of soil erosion is currently low, although almost half the soils in the NCA are not susceptible to erosion. The light, sandy soils across much of the Vale are prone to soil erosion, with wind erosion an increasing concern in this area. Intensive agricultural practices increase the risk of erosion, especially after heavy rains or in areas of poorly draining soil. The risks are also enhanced on the steeper slopes where bare or cultivated soil is exposed and where continuous cultivation of crops such as potatoes has reduced organic levels in the soil.
 - *Regulating soil quality:* Soil quality in its current state and management enables highly productive agriculture to prevail across the NCA. The value of slowly permeable, seasonally wet, slightly acidic but base-rich loamy and clayey soils (which cover 37 per cent of the NCA) could decrease, as such soils are susceptible to compaction and can be easily damaged when wet.
 - *Regulating water quality:* Groundwater quality in this NCA is 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. Much of the central and northern parts of the NCA fall within the Yorkshire Ouse, Nidd and Swale catchment sensitive farming priority catchment, while parts of the south-east fall within the Yorkshire Derwent catchment sensitive farming priority catchment. (The catchment sensitive farming project offers advice and training to farmers and land managers in priority catchment areas to enable them to take voluntary action to reduce their high diffuse water pollution from agriculture to protect waterbodies and the environment.)
 - *Regulating water flow (flooding):* The NCA includes a large number of rivers that drain surrounding areas; high levels of drainage within the natural flood plains have increased the pressure on the river system, leading to a long history of flooding. The amount and speed of water arriving in the NCA are dependent on the condition of surrounding upland areas where the river headlands are located; land within the NCA is

heavily drained, so more water arriving more quickly from surrounding areas increases flood risk locally. There is potential for a more naturalised regulation of flood waters in this NCA, although the system currently runs at capacity, especially along the River Ouse. Many sections of river have been canalised, disengaging them from their flood plains. These rivers cannot naturally deposit silt within flood plains, and build-up in the channels can exacerbate flooding problems by limiting the storage capacity of the waterbody. Restoration of washlands has helped to alleviate some of the flooding pressures in the lower parts of the Vale, for example to the north of the City of York.

- Cultural services (Inspiration, education and wellbeing)
 - *Sense of place/Inspiration:* Sense of place and cultural heritage services are dominated by the arable landscape and the major rivers that dissect the flat, open landscape. Semi-natural features such as remnant heathlands, ponds, wetlands, grasslands, hedges, hedgerow trees, copses, shelterbelts, remnants of ancient semi-natural woodlands and commons are scattered through the area, as are historic features such as irregular fields, Romano-British settlements, parkland associated with country houses, distinctive linear villages, isolated farmsteads, masonry bridges and vernacular buildings of traditional materials of mottled brick and pantile roofs. Within the walls of the City of York the historic buildings and minster provide a strong sense of place.
 - *Sense of history:* There is a great sense of history throughout the NCA and the landscape is littered with evidence of settlements from Roman times. History within the Vale has been dominated by the continuous mixed land use of lush river meadow pasture and productive, versatile soils. Villages within this landscape have a structure relating to post-Norman settlement and planning but also reveal subsequent medieval redevelopment and modification. The history of enclosure, management and cultivation of the land is evident in the landscape but is being eroded due to imbalance in activity (for example there is more arable land and less pasture now). The City of York provides a central focus for historic character and entertainment, education and recreation in the Vale, attracting local, national and international visitors. The development of the city through different periods can be experienced within the city walls.
 - *Recreation:* Recreation and access are supported by the Yorkshire Wolds Way and Ebor Way long-distance routes, the network of footpaths (816 km at a density of 0.8 km per km²) and small areas of open access land (0.28 per cent of the area is open access land). The relatively little open access land in this NCA reflects the high levels of private land ownership; areas and old estates that are open to the public provide good opportunities for recreation. Within the City of York itself opportunities exist for recreation focused around historically important sites and themes. New developments provide opportunities to improve access to and recreation in a wider number of sites and areas and to ensure that the public realm remains accessible and does not become privatised.
 - *Biodiversity:* The remaining heathland sites at Strensall Common and Allerthorpe Common and the river flood plain of the Lower Derwent Valley are designated as Sites of Special Scientific Interest for their nature conservation value. The Lower Derwent Valley Special Protection Area/Special Area of Conservation/Ramsar site is one of the most important traditionally managed, species-rich alluvial flood meadow habitats remaining in the UK. All the rivers and their corridors that flow through the Vale are important features for biodiversity, and reconnecting the rivers with the flood plain along these corridors and decreasing external pressures on them will have benefits for biodiversity.

Strensall Common and Allerthorpe Common feature the best remaining examples of heathland habitat in the NCA, supporting a number of rare invertebrates and birds.

Patches of semi-natural habitat and small features such as ponds, ditches, hedgerows and trees provide permeability to the wider landscape for biodiversity and act as important stepping stones through the agricultural areas. The NCA is a priority area for action to support farmland birds, species of which are declining.

Key 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;
- The City of York sites within the Vale of York which has key ecosystem services which need to be preserved or enhanced.
- Views from and to the landscape and built environment features are an important feature of York's character.

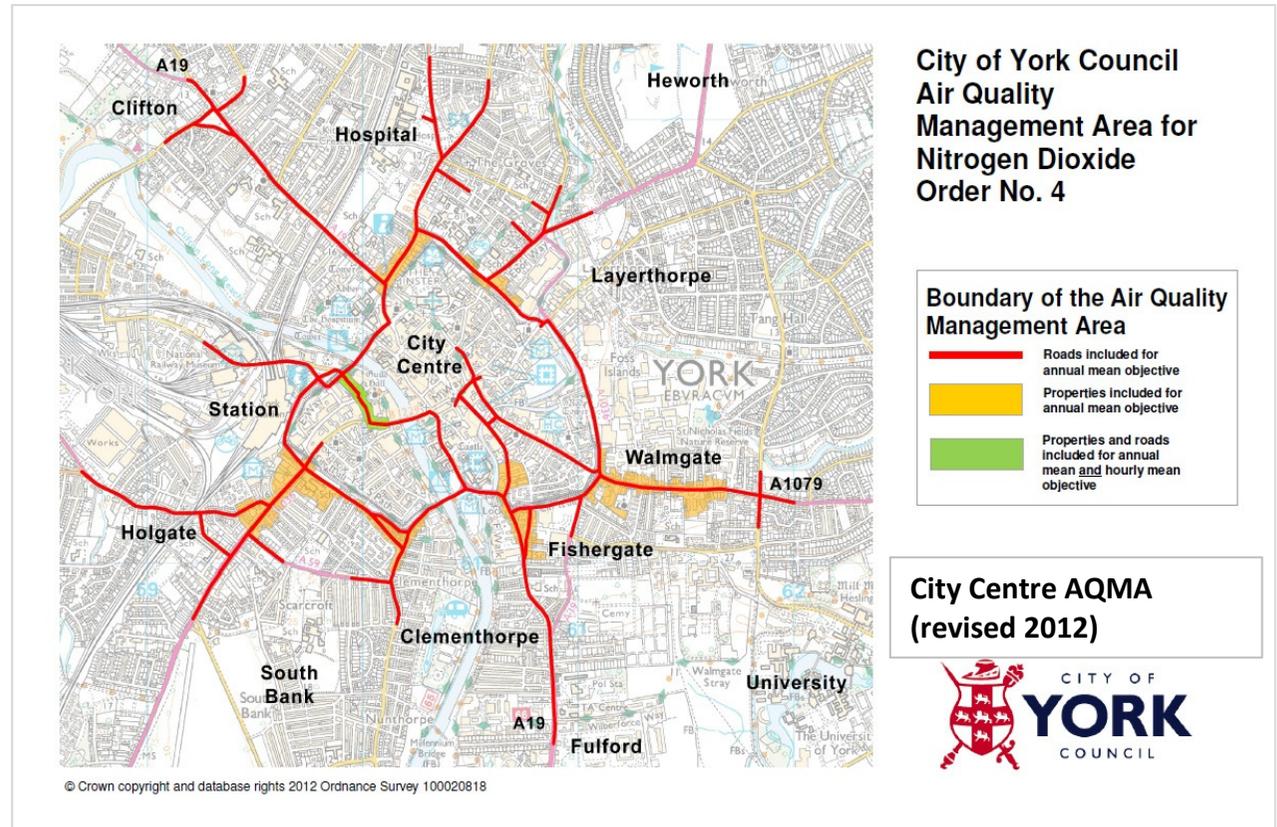
Indicators

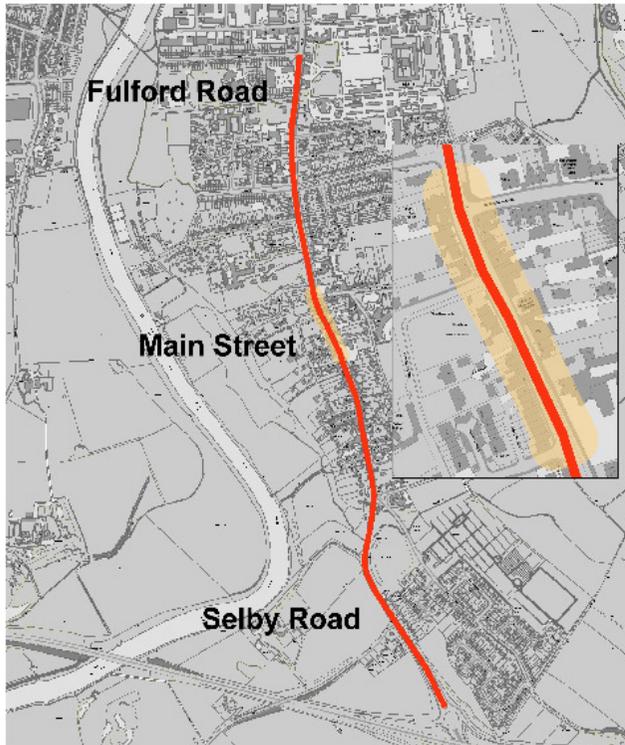
Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
Loss of strategic views	York	TBC	TBC	TBC	TBC	TBC		
Percentage of land covered by environmental stewardship agreements	York	TBC	TBC	TBC	TBC	TBC		
Percentage of the authority covered by Landscape character assessment	York	TBC	TBC	TBC	TBC	TBC		
Area of gardens lost to development	York							
Extent of local historic parks and gardens at risk/lost	York	2012	0	n/a	n/a		English Heritage Buildings at Risk Register (2012)	

AIR QUALITY

The Environment Act 1995 requires all local authorities to Review and Assess air quality in their areas and to declare Air Quality Management Areas (AQMAs) where health based air quality objectives are not being met. In 2002 City of York Council (CYC) declared an AQMA around the inner ring road where concentrations of nitrogen dioxide (NO₂) were above the objective levels. Nitrogen dioxide is formed during all combustion processes (primary NO₂), and can also be formed in the atmosphere from other pollutants (secondary NO₂). The main source of nitrogen dioxide in York is traffic.

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 (see next page) and, a third on Salisbury Terrace in April 2012 (see next page). 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).





**City of York Council
Air Quality Management
Area No 2**

**Fulford Road AQMA
(April 2010)**

**Boundary of the Air
Quality Management Area**

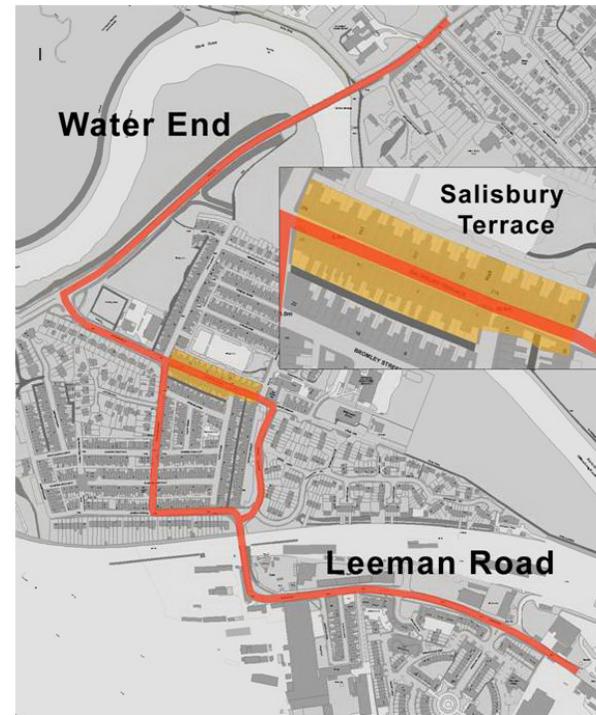
- Roads
- Properties



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To improve York's air quality, emissions from the remaining vehicle fleet (including buses, HGVs and taxis) need to be reduced and further measures need to be put in place to minimise traffic emissions from development. This can be achieved by incentivising the uptake of low emission technologies (such as electric, hybrid and bio-methane vehicles) within the general vehicle fleet and by requiring developers to mitigate more effectively against transport emissions from their developments (by providing incentives for low emission vehicle use and contributing towards the cost of low emission infrastructure).

Following the declaration of the first AQMA in 2002, two Air quality Action Plans (AQAPs) were drawn up. These AQAPs have focused primarily on encouraging 'modal shift' with an emphasis on encouraging walking, cycling and public transport use. Whilst reducing the number of journeys undertaken by car remains an important aspect of air quality management in York, modal shift alone is not delivering a great enough improvement in air quality.



**City of York Council
Air Quality Management
Area N° 3**

**Boundary of the Air
Quality Management Area**

- Roads
- Properties



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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. York has a vision to become the UK's first low emission city and the Local Plan has an important role to play in helping to deliver this. The planning elements of the Low Emission Strategy will be incorporated in a Low Emission Strategy Supplementary Planning Document (SPD). The SPD will set out standards and requirements for improving local air quality and provide detailed information on how applicants should approach planning applications where an air quality impact is anticipated.

Clear guidance in the form of a comprehensive schedule of the development triggers for each assessment type will be set out in the SPD, to ensure a clear and consistent approach. Information will also be provided on recommended low emission vehicle technologies and fuels that should be implemented to mitigate emissions. Mitigation measures are likely to include priority and parking incentives for low emission vehicles, the provision of electric charging points in new developments and car free developments. The potential of using developer contributions to fund low emission infrastructure and mitigate against emissions will also be explored.

Emissions to air will be a key consideration through the emerging Local Plan process. This will ensure that any air quality implications are identified at the outset, making sure that developments do not have a detrimental impact on air quality. In line with the National Planning Policy Framework (NPPF), the cumulative air quality impact from individual sites in local areas will also be an important consideration for planning applications that are brought forward.

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 modal shift in Transport and moving to low emission technologies with supporting infrastructure.
- York's ambition is to become the first low emission city.

Indicators

Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
NI185: Council CO ²								
NI186: CO ² Emissions								

Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
NI188: Planning to Adapt to Climate Change								
Amount of reduction in Annual Mean Nitrogen Dioxide (NO ₂) concentrations								
Amount of reduction in Annual Mean Particulate (PM ₁₀) concentrations								
% above or below legal requirements for NO ₂ and PM ₁₀								
Reduction in emissions to air to be determined through emerging Council's Low Emissions Strategy								
Number of electric vehicle charging points								
Number of new developments which incorporate low emissions technologies								

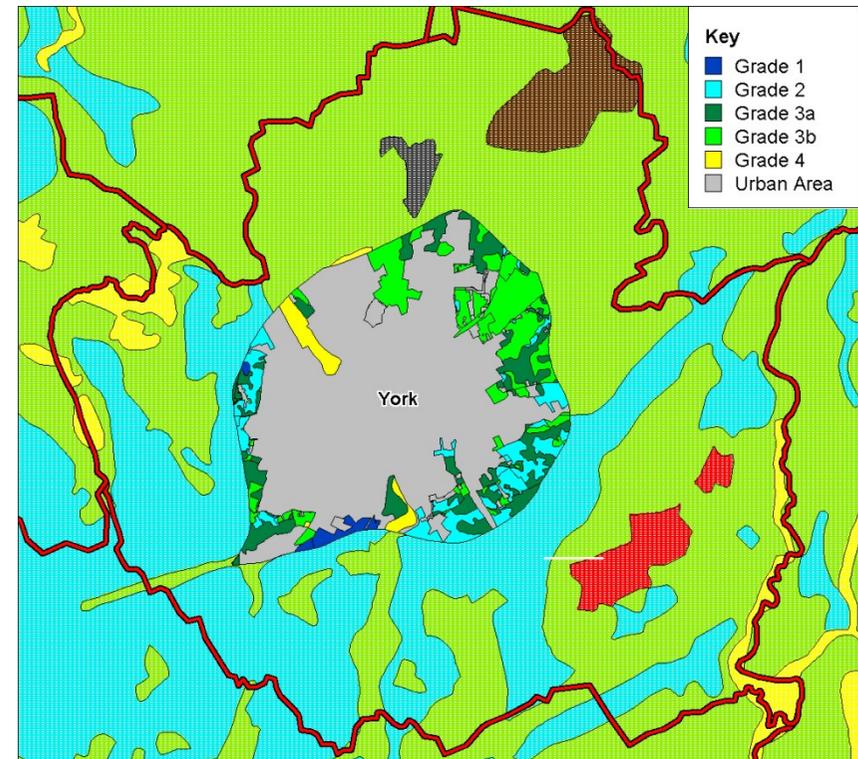
SOILS

Agricultural Land

Natural England's character appraisal of 'The Vale of York'¹⁷ is an "area of relatively flat, low-lying land surrounded by higher land to the north, east and west. High-quality soils across most of the National Character Area (NCA) mean that arable cultivation is the predominant land use, although some pig and dairy farming takes place in the western parts of the NCA. A key feature of the NCA is the rivers that drain surrounding higher land and run southwards through the Vale on towards the Humber basin."

Overall, 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 map showing the Agricultural Land Classification (2002) shows this in the context of the authority boundary.

The high agricultural grade soils in the NCA are important for food production. 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. In areas with slightly acid loamy and clayey soils with impeded drainage (11%) the soils are easily poached by livestock and compacted by machinery when the soil is wet and the weak topsoil structures can easily be damaged.



¹⁷ NCA Profile 28: The Value of York, Natural England (2012) <http://publications.naturalengland.org.uk/publication/3488888>

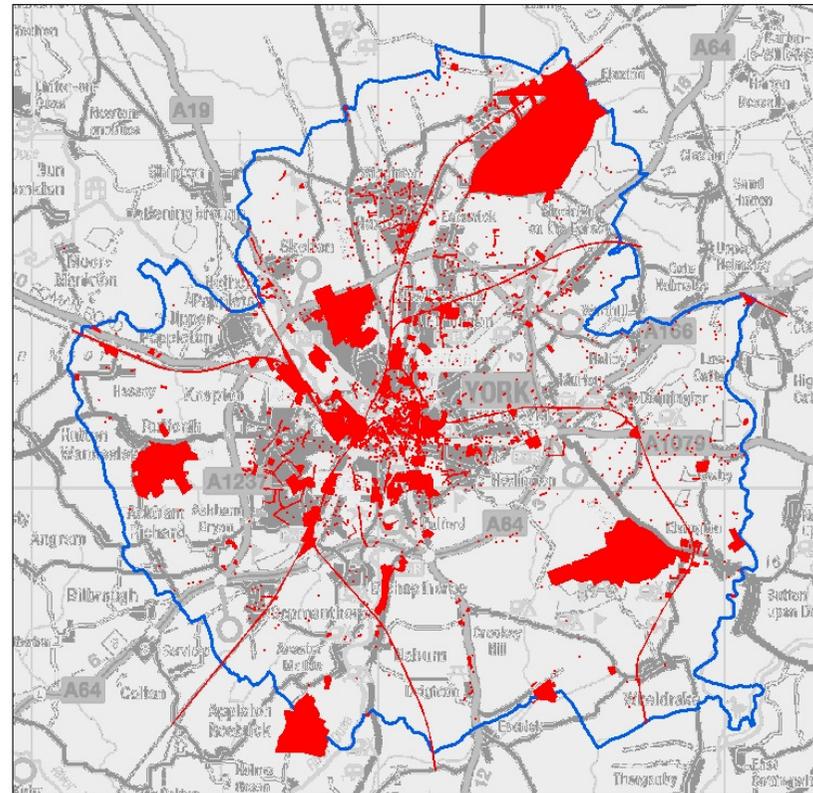
Contamination

The UK has a considerable legacy of historical land contamination involving a wide range of substances. On all land there are background levels of substances, including substances that are naturally present as a result of our varied and complex geology and substances resulting from diffuse human pollution. On some land there are greater concentrations of contaminants, often associated with industrial use and waste disposal. In a minority of cases there may be sufficient risk to health or the environment for such land to be considered contaminated.

Part 2A of the Environmental Protection Act 1990, which was created by Section 57 of the Environment Act 1995, establishes a legal framework for dealing with land contamination in England. In addition, land contamination is a material planning consideration under the Town and Country Planning Act 1990 and is also addressed in the National Planning Policy Framework.

The overarching objectives of the Government's policy on land contamination are to identify and remove unacceptable risks to human health and the environment, and to ensure that land is suitable for its current/proposed use.

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.



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Potentially Contaminated Sites in York

■ Potentially Contaminated Sites
 Council Boundary

The council will consider the potential implications of land contamination, both when it is developing plans and when it is considering individual applications for planning permission. Developers must submit appropriate contamination assessments with planning applications. If there is potential for contamination to influence the site, planning conditions will be imposed to ensure that the site will be safe and suitable for the proposed use. It is the responsibility of the developer to investigate and cleanup land contamination as necessary.

Key messages from the baseline

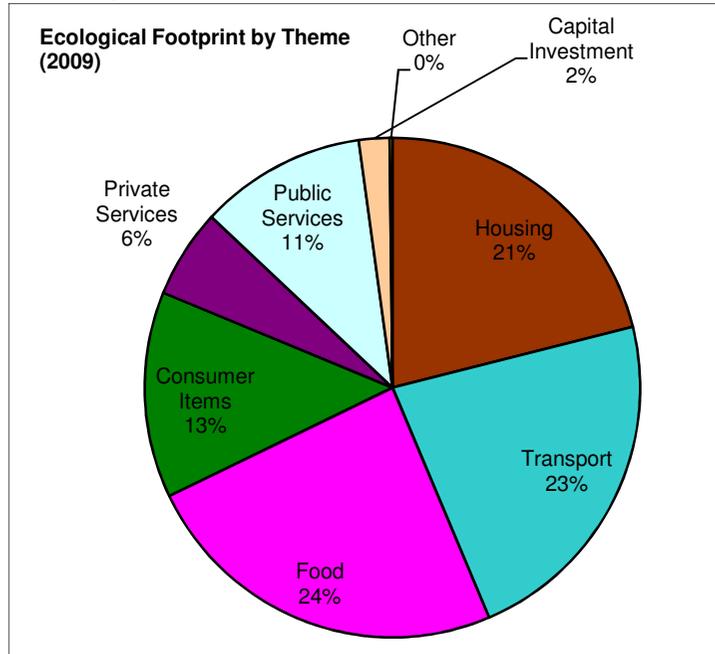
- There are contaminated land sites across the city which would require remediation should it be taken forward for development.
- There are crossovers between land contamination with natural resources and people's health and well-being;
- Agricultural Land in York is predominantly of good quality and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

Indicators

Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
The number of planning applications that investigate and remediate land contamination prior to redevelopment.								
Amount of development on Previously Developed Land								

RESOURCE CONSUMPTION, ENERGY AND WASTE

Eco Footprint



Reducing our ecological footprint is a key aim of 'One Planet Living'¹⁸. The vision of One Planet Living is: A world in which people everywhere can lead happy, healthy lives within their fair share of the Earth's resources. The available footprint is 1.8 global hectares (gha) per person. Currently, York's ecological footprint is 4.72 global hectares (gha) per person¹⁹, 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. To achieve the goal of 'One Planet Living' this would need to reduce further to the 1.8 ha per person figure. York's carbon footprint agenda is set out in the Climate Change section of this annex.

Another measure in understanding York's global impact is the Carbon Footprint. The average carbon footprint for a York resident is 16.74 tonnes of CO₂. For more information see the Climate Change section of this annex.

Water Resources and Consumption

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 day²⁰. As people own more appliances which use water, water efficiency is paramount to ensuring that water resources are available in the future.

¹⁸ One Planet Living (OPL) is a joint initiative of BioRegional and the World Wildlife Fund (WWF). It aims to make sustainable living easy, attractive and affordable throughout the world.

¹⁹ Taken from the results released in October 2009 by the Stockholm Environment Institute

²⁰ Yorkshire water (2012)

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. 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. The document forecasts demand and the measures which will help to ease any deficit in the future. The demand model has inbuilt assumptions regarding the projected population and households as well as the projected effects of climate change, leakage, implemented water efficiency measures and assumed new homes in accordance with the Code for Sustainable Homes. The new housing forecast detailed within the report has been based on information from the National House-Building Council, Cambridge Econometric and current Yorkshire Water data. This data was used to amend the initial forecasts provided by Experian to take account of Yorkshire specific development plans at that time.

York lies within the Grid SWZ zone within Yorkshire Water's area, which previously had an identified deficit in future dry summers from the previous management plan. However, Yorkshire Water's revised scenarios and updated baseline has led to a positive conclusion in this report. The final WRMP supply-demand balance assessments showed no deficits in the dry year annual average scenarios for all three water zones. It also states that the Grid SWZ zone will remain in surplus throughout the planning scenarios both with and without the integration of the East GWZ in 2011/12. The two resource management options selected from the draft plan were the Swale groundwater source option and the River Ouse treatment works extension option. As a result of the revised demand forecast, Yorkshire Water are no longer forecasting a deficit in the supply/demand balance and remain in surplus throughout the planning period to 2034/35. This was including the potential impact of climate change on supply and demand forecasts.

Energy Consumption and resources

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 is committed to reducing fuel poverty and improving housing standards as well as reducing the carbon footprint of housing in the city. To this end the Council works with Yorkshire Energy Partnership to run free insulation programmes, areas based insulation schemes and also social schemes including the installation of electricity generating solar PV panels on over 400 council homes.

Between 2010 – 2012 over 4000 residents also received impartial advice on energy efficiency and renewable energy generation.

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

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.

The issue of renewable energy production has become prominent based upon the national drive to reduce carbon emissions and produce more sustainable fuel. The UK Renewable Energy Strategy sets out aspiration for 30% of electricity and 12% of heat to be supplied from renewable energy. A Renewable Energy Viability Study for York has been commissioned to look at the energy profile of York and its potential to generate renewable energy as well as demands for energy in the future. This report states that the demand for electricity is expected to reach 820,819 MWh and 1,785,076 MWh of heat per year by 2020. In order to achieve the aspirations set out by the UK Strategy, York will need to produce 246,246 MWh of electricity and 214,209 MWh of heat from renewable sources by 2020. At the moment the expected renewable energy development will only account for 2% of demand and therefore it needs to be promoted in development more. Recommendations regarding the most appropriate renewable energy to implement in the city, will be published in the Local Plan. This information will feed into the baseline when the report is completed.

Through the Renewable Energy Viability Study for York it estimated that in 2010 York had just under 10 MW of installed generating capacity from renewable / low carbon technologies. In addition to this, between April 2010 and October 2012, 1327 renewable energy installations have been registered under the Feed-In-Tariff. This equates to an additional installed capacity of 4.5MW of energy.

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Waste

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% 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. Recycling and waste management is high on the council agenda to promote sustainable living and has been presented in campaigns to the public heavily over the past couples of year. It is expected that improvements will be made each year hence forth.



CO ₂ emissions for York				
Year	Industry and Commercial (kilo tonnes)	Domestic (kilo tonnes)	Road Transport (kilo tonnes)	Grand Total (kilo tonnes)
2005	535.9	460.9	305.2	1,302.0
2006	531.5	457.6	305.6	1,294.6
2007	441.9	440.2	307.0	1,189.1
2008	429.7	438.4	294.6	1,162.7
2009	381.4	397.4	284.9	1,063.7
2010	417.0	431.0	283.5	1,131.5

(source: DECC)

In order to process waste effectively in the future, City of York and North Yorkshire County Council form the North Yorkshire Waste Partnership. As part of this the partnership are working to find a sustainable solution to the sub-regions waste in the future and are now looking to finalise a contract using the Private Finance Initiative (PFI). Ameycespa, who the partnership are working with, propose to build a new facility in the site of an existing quarry and landfill site at Allerton, a site adjacent to the A1 between York and Knaresborough. The site proposes a number of methods which will aim to recover value from almost every aspect of the waste through generating energy. This will take place through:

- Mechanical treatment : to screen out organic matter and recover metal, paper and plastic
- Anaerobic digestion: to treat organic waste and generate 1.1MW of renewable 'green' electrical power
- An energy from waste plant treating remaining waste after separation of recyclables and generate around 24MW of power.
- An Incinerator Bottom Ash plant to process residual ash into an aggregate which can be used in construction.

Key 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.

Indicators

Indicator	Area	Period	Value	Previous Value	Trend	National Average	Data Source	Indicator Source
Average annual domestic consumption of gas (kwh) in York	York	2010	15,575	18,266 (2006) 17,563 (2007) 16,938 (2008) 15,505 (2009)		England & Wales - 15,087	DECC: Statistics & high level indicators	National Quality of Life
Average annual commercial and industrial consumption of gas (kwh) in York	York	2010	565,557	833,706 (2006) 607,144 (2007) 592,327 (2008) 549,192 (2009)		England & Wales - 670,316	DECC: Statistics & high level indicators	

Average annual domestic consumption of electricity (kwh) in York	York	2010	3,819	3977 (2007) 3817 (2008) 3,820 (2009)		England & Wales - 4,150	DECC: Statistics & high level indicators	
Average annual industrial consumption of electricity (kwh) in York	York	2010	73,856	72,212 (2006) 67,598 (2007) 67,631 (2008) 70,215 (2009)		England & Wales - 76,863	DECC: Statistics & high level indicators	
Estimated number of households in fuel poverty	York	2010	13404	13,100 (2009)		North Yorkshire - 90,407	DECC, Fuel Poverty statistics	
% of households fuel poor	York	2010	16.1%	15.7% (2009)		North Yorkshire - 19.8%	DECC, Fuel Poverty Statistics	
Number of kg of household waste collected per head of population	York	2011/12	tbc	629 (2008/09) 614 (2009/10) 582 (2010/11)		n/a	City of York Council Plan NPI 191	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review;
% of household waste which has been recycled and composted	York	2011/12	tbc	45.1% (2008/09) 43.26% (2009/10) 45.1% (2010/11)		12.4	City of York Council NPI 192	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review;
% of household waste which has been landfilled	York	2011/12	tbc	55.1% (2008/09) 56.7%(2009/10) 54.5% (2010/11)		n/a	City of York Council Plan NPI 193	National Quality of Life Indicators, CLG; Egan Review;
% of households resident in the authority's area served by kerbside collection of at least two recyclables	York	2011/12	tbc	86.7% (2006/07) 86.98% (2007/08) 87% (2008/09) 92.3 (2009/10) 99.4% (2010/11)		n/a	City of York Council Plan local indicator	National Quality of Life Indicators, CLG; Sustainable Communities, Egan Review;

COMMUNITY SAFETY

In 2008/09 64% of York residents felt York is a safe place to live which is an increase on the 2007/08 figure of 55% and 53% in 2006/07. In addition to this 94% of people expressed that they felt safe out during the day and 61% felt safe outside in their local areas after dark.

Peoples perception and satisfaction with crime has been recorded on a national level to understand what residents are concerned about most. The results for 2008/09 show that 21% of residents within York are concerned about street robbery, 39% about car crime and 57% about speeding cars/lorries. 39% of people are also concerned about burglary. Whilst these figures remain fairly high, they are decreases on the 2007/08 figures Of 27%, 47%, 62% and 53% respectively.

The City of York Community Safety Plans have been produced by the Safer York Partnership (a multi-agency partnership with City of York Council, North Yorkshire Police, North Yorkshire Fire and Rescue and others). Following a full audit of multi-agency data on crime and disorder and a public consultation exercise, the 2011-14 strategy identified the top issues to be address within York were: dwelling (house) burglary, violent crime, anti-social behaviour and vehicle crime. The community consultation also identified drugs and alcohol and speeding traffic as causing most concern to the community. Between 2008-2011, the Safer York Partnership reduced:

- Serious Acquisitive Crime by 52% or 2244 crimes;
- Domestic Burglary by 28% or 304 crimes;
- Theft from a Vehicle by 62% or 1466 crimes;
- Cycle Theft by 3% or 48 crimes;
- Most Serious Violent crime by 23% or 35 crimes;
- Violence related to the night time economy during Operation ALTN8 and Operation STYLE time periods, by 56% and 13% respectively.
- Assault with Injury increased by 17% or 172 crimes;
- Criminal Damage by 40% or 1688 crimes;
- City of York Council Anti-social behaviour Calls for Service by 22% or 948 calls for service;
- North Yorkshire Police Anti-social behaviour Calls for Service increased by 1% or 100 calls for service.

The priorities for the latest safety plan have been developed from a Joint Strategic Intelligence Assessment compiled using information gathered from all the responsible authorities, wider partners and the community. The priorities are:

- Autocrime - reducing the volume of vehicle-related offences;
- Burglary - reducing the number of house, shed/garage and commercial burglaries;

- Cycle Theft - reducing the number of bikes stolen and number of cycle thieves;
- Drugs and Alcohol – reducing the harm caused by substance misuse;
- Safer Neighbourhoods – including tackling anti-social behaviour and road safety;
- Violent Crime – including alcohol related violence in the night time economy and domestic violence.

Key messages 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.

Indicators

Indicator	Area	Period	Value	National Average	Previous Value	Trend	Data Source	Indicator Source
How safe or unsafe do you feel when outside in you local areas after dark: % safe or fairly safe?	York				2008/09: 61% safe 24% unsafe		Place survey 2008/09; Big York Survey (2012)	Local Quality of Life Indicators, CLG
How safe or unsafe do you feel when outside in you local areas during the day: % safe or fairly safe?	York				2008/09: 94% safe 2% unsafe		Place survey 2008/09; Big York Survey (2012)	Local Quality of Life IndicatorsCLG.
% of residents surveyed feeling that York is a safe place to live	York				55% (2007/08) 64% (2008/09)		City of York Talkabout Survey; Big York Survey (2012)	Without Walls (LSP) Success Measure - Safer City
Rate of domestic burglaries	York				11.4% (2008/09)		City of York Council Plan BVPI 126	National Quality of Life Indicators, CLG, Egan Review - Sustainable Communities Indicators
Number of serious violent crimes	York	2010/11			151 (0.78) (2008/09) 123 (0.63) (2009/10)		National Performance Indicator NPI 15	Local Quality of Life Indicators, CLG
Number of serious acquisitive crimes	York	2010/11			3459 (17.9) (2008/09) 1998 (10.2) 2009/10)		City of York Council BVPI 127b	Local Quality of Life Indicators, CLG
Number of vehicle crimes per 1,000 population	York	2010/11			20.8 (2005/06) 19.2 (2006/07)		North Yorkshire Police Authority / BVPI 128	Local Quality of Life Indicators, CLG

	New framework objective	New sub-objectives Will the policy/allocation:	SEA Topic	Indicative Indicators to use	
				For Policy Monitoring	For Site Allocations
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. 	Population <ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • NI159: Supply of ready to develop housing sites (Maintain rolling five-year supply of deliverable housing sites) • Core Indicator H1: Plan Period and Housing Targets • Core Indicator H2: <ul style="list-style-type: none"> • Net additional dwellings (in previous years) • Net additional dwellings (in reporting year) • Net additional dwellings (in future years) • Core Indicator H3: New and Converted Dwellings – on Previously Developed Land (PDL) • Net additional homes provided by location • Core Indicator H4: Net additional pitches (Gypsy and Traveller) • Housing Mix broken down by 1,2,3 and 4+ beds in the market housing sector; Affordable housing mix broken down by 1,2,3 and 4+ beds • % of new houses completed at: <ul style="list-style-type: none"> • City Centre – 75dph; • Urban area – 50 dph; • Suburban area (and Haxby) – 40 dph • Rural area – 30 dph • Average house prices by type 	<ul style="list-style-type: none"> • Not applicable

2	<p>Improve the health and well-being of York's population</p>	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health; • Improve access to openspace / multi-functional openspace • Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p>Human health</p> <ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • % of new developments built that are within 400m of a community facility (Primary school, GP or Convenience Store) and within 400m of a bus route with a 15 min frequency • % of new community facilities that are within 400m of a bus route with a 15 min frequency • Loss of Community Facilities • Life expectancy at birth • Infant Mortality Rate • Death rates from respiratory diseases • Percentage of people describing their health as 'good' or 'very good' • Rate of domestic and commercial burglaries; • Percentage reduction in fear of crime statistics from CYC surveys; • Percentage of residents who think where they live in York is a safe place to live; • Reduction in households which have a deficiency to accessible openspace; • Number of parks with Green Flag Award Status. 	<p>Access to:</p> <ul style="list-style-type: none"> • doctors • openspace
3	<p>Improve education, skills development and training for an effective workforce</p>	<ul style="list-style-type: none"> • Provide good education and training opportunities for all; • Support existing higher and further educational establishments for continued success; • Provide good quality employment opportunities available to all; 	<p>Population</p> <ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • No of 16 – 18 year olds in education or employment or training • % of the population with GCSEs / NVQs /further education qualifications • Unemployment rate • Percentage of people out of work for over 12 months • Number of JSA claimants • The number of educational facilities which are available for use by the wider community 	<p>(Housing) Access to:</p> <ul style="list-style-type: none"> • nursery provision • primary schools • secondary schools • higher education facilities <p>(Employment) Access to:</p> <ul style="list-style-type: none"> • nursery provision

4	Create jobs and deliver growth of a sustainable 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.. 	N/a	<ul style="list-style-type: none"> • BD1: Total amount of additional employment floorspace – by type (gross and net) • BD2: Total amount of employment floorspace on previously developed land (square metres) • Core Indicator BD3: Employment land available by type (in hectares) • BD4: Amount of completed retail, office and leisure development in different locations • Amount of additional employment land (hectares) developed for B1, B2 & B8 • % of working age population in employment • Local Indicator: Annual visitor expenditure and % increase on previous monitoring year • Average length of stay of visitors in the City and % increase on the previous monitoring year • Losses of employment land in i) employment areas and ii) local authority area • % growth per annum in tourism earnings in York • <i>Town Centre Health Check Indicators to include:</i> <ul style="list-style-type: none"> ○ <i>Diversity of main town centre uses (by number, type and amount of floorspace);</i> ○ <i>Shopping rents (pattern of movement in Zone A rents within primary shopping areas);</i> ○ <i>Proportion of vacant street level property and length of time properties have been vacant;</i> ○ <i>Pedestrian flows (footfall); and</i> ○ <i>Customer and residents views and behaviour.</i> • Number of VAT registrations / number of VAT registered businesses • Percentage of population who are economically active. • % Increase in employment generated by tourism • Number of knowledge based jobs and % increase on previous monitoring year • Number of ‘green jobs’ and % increase on previous monitoring year • Job density • No. of jobs created per annum. • % increase in no. of jobs on previous monitoring year 	Not applicable at location level assessment but linked to all Transport accessibility given relationship to commuting
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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. 	N/a	<ul style="list-style-type: none"> • Proportion of new homes meeting wheelchair homes standard on sites with 50 or more dwellings • Proportion of new homes meeting Lifetime Homes Standard on sites with 15 or more dwellings • NI 155: Number of affordable homes delivered (gross) • H5: Gross Affordable Housing Completions • Affordable housing mix broken down by 1,2,3 and 4+ beds • Percentage of schemes delivering affordable housing that meets the target set in the Dynamic Viability Model • % of new developments built that are within 400m of a community facility (Primary school, GP or Convenience Store) and within 400m of a bus route with a 15 min frequency • % of new community facilities that are within 400m of a bus route with a 15 min frequency • Loss of Community Facilities • Number of residents participating in ward decisions each year • Percentage of people who feel they can influence decision making in their locality. 	<p>Access to:</p> <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 <p>Additional access for Housing sites:</p> <ul style="list-style-type: none"> • Neighbourhood parade • Supermarket
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. 	<ul style="list-style-type: none"> • Air • Climatic factors 	<ul style="list-style-type: none"> • Delivery of strategic infrastructure schemes identified by target dates (to be monitored through LTP3) • Amount of new development within 400 metres walkable distance of a frequent public transport route, local facilities (primary school, GP, convenience store) and within 100m of a cycle route • <i>Number of developments submitting travel plans;</i> • <i>Length of Public Rights of Way;</i> • <i>New provision of cycle paths or cycle path improvements.</i> • Congestion: Additional travel delays to be measured against targets (85% by 2016, 80% by 2021 and 78% by 2031). • 	<p>Access to:</p> <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 <p>Additional access for Housing sites:</p> <ul style="list-style-type: none"> • Neighbourhood parade • Supermarket <p>Access to:</p> <ul style="list-style-type: none"> • Pedestrian Right of Way (PROW)

7	<p>To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</p>	<ul style="list-style-type: none"> • Reduce or mitigate greenhouse gas emissions from all sources; • Plan or implement adaptation measures for the likely effects of climate change; • Provide and develop energy from renewable, low and zero carbon technologies; • Promote sustainable design and building materials that manage the future risks and consequences of climate change; • Adhere to the principles of the energy hierarchy; 	<ul style="list-style-type: none"> • Climatic factors 	<ul style="list-style-type: none"> • Reduction in Ecological Footprint • Reduction in York’s Carbon Footprint • National Indicator 185: CO₂ reduction from local authority operations • National Indicator 186: Per capita reduction in CO₂ emissions in the LA area • National Indicator 188: Planning to adapt • Number of planning applications for major developments that have a Sustainability Statement • No. of new residential developments (10+ dwellings) that meet the Code for Sustainable Homes Level 3*** (or equivalent) up to and including 2013, Code for Sustainable Homes Level 4**** (or equivalent) from 2014, and zero carbon standard from 2016 onwards • Number of new non-residential developments (over 1,000 m²) that meet ‘very good’ standards (BREEAM) up to and including 2014, ‘Excellent’ standards (BREEAM) from 2015 and Zero Carbon Standards from 2019 onwards • Number of planning applications for major developments (10+ dwellings/1,000 m+ non-residential) that have a Sustainable Energy Strategy • Number of planning applications for major developments that incorporate on-site renewable energy production to offset at least 10% of predicted carbon emissions • Number of planning applications for major developments that integrate CHP and district/block heating or cooling infrastructure, unless it can be demonstrated • Core Indicator E3: Renewable energy capacity installed by type. 	<p>Linked to all:</p> <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.
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8	Conserve and enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for 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. 	<ul style="list-style-type: none"> • Biodiversity <ul style="list-style-type: none"> • Flora • Fauna 	<ul style="list-style-type: none"> • NI197: Improved Local Biodiversity – proportion of Local Sites where positive conservation management has been or is being implemented • Core Indicator E2: change in areas and population of biodiversity importance, including: loss and addition of priority habitats and species (by type); and change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub regional or local significance • % of recognised wildlife sites in favourable condition in current Local Biodiversity audit • Condition of RAMSAR, SPA, SAC, SSSI and LNR's; • Number of new nature conservation designation; • Number of parks awarded Green Flag Award status; • 	<p>Distance to/ incorporates:</p> <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. District Green Infrastructure Corridor • Local Green Infrastructure Corridor; • Tree Protection orders
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 most volatile agricultural land and protect and enhance allotments; Safeguard mineral resources and encourage their efficient use 	<ul style="list-style-type: none"> • Soil • Material assets 	<ul style="list-style-type: none"> • NI170: PDL that has been vacant or derelict for more than 5 years • Core Indicator M1: Production of primary won aggregates by mineral planning authority • Core Indicator M2: Production of secondary and recycled aggregates by mineral planning authority • Number of Allotment sites; • Amount of agricultural land used for development. 	<ul style="list-style-type: none"> • Brownfield / Greenfield/ Mixed • Agricultural Land Classification
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters; 	<ul style="list-style-type: none"> • Water 	<ul style="list-style-type: none"> • River quality • Number of developments that incorporate water efficiency measures a part of the implementation of Code for Sustainable Homes and BREEAM (linked to climate change) 	<p>Not applicable at location level assessment</p>

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 	<ul style="list-style-type: none"> Material assets 	<ul style="list-style-type: none"> Core Indicator W1: Capacity of new waste management facilities by waste planning authority; Core Indicator W2: Amount of municipal waste arising and managed by managed type, and the percentage each management type represents of the waste managed; National Indicator 191: Residual Household waste per household (kg); National Indicator 192: Percentage of household waste sent for reuse, recycling and composting; National Indicator 193: Percentage of municipal waste land filled; The number of waste sites that are allocated and subsequently developed within York; % of households resident in York served by kerbside collection of at least one recyclable; % of households in York served by kerbside collection of a least two recyclables. 	Not applicable at location level assessment
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. 	<ul style="list-style-type: none"> Air Human health Climatic Factors 	<ul style="list-style-type: none"> NI185: Council CO² NI186: CO² Emissions NI188: Planning to Adapt to Climate Change Amount of reduction in Annual Mean Nitrogen Dioxide (NO₂) concentrations Amount of reduction in Annual Mean Particulate (PM₁₀) concentrations % above or below legal requirements for NO₂ and PM₁₀ Reduction in emissions to air to be determined through emerging Council's Low Emissions Strategy Number of electric vehicle charging points Number of new developments which incorporate low emissions technologies 	<p>Within/proximity to:</p> <ul style="list-style-type: none"> Air quality management area (AQMA)

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). 	<ul style="list-style-type: none"> • Water • Human health • Climatic factors 	<ul style="list-style-type: none"> • Core Indicator E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds. • Number of developments (brownfield and Greenfield) achieving the targets for run-off rates • % of new dwellings in flood risk zones 2, 3a and 3b • % of new development incorporating SUDS (Sustainable Drainage Systems) 	<p>Within:</p> <ul style="list-style-type: none"> • Flood risk zone 3b • Flood risk zone 3a • Flood risk zone 2
14	Conserve and enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> • Preserve and enhance York's character and setting; • Promote and enhance local culture; • Preserve and enhance heritage assets and archaeology; • Support local character and distinctiveness through location and high quality design in line with the Heritage Topic Paper's 6 key principles: <ul style="list-style-type: none"> ○ Strong Urban Form ○ Landmark Monuments ○ Architectural complexity ○ Complexity ○ Architectural character ○ Landscape setting 	<ul style="list-style-type: none"> • Cultural heritage • landscape 	<ul style="list-style-type: none"> • Progress on preparation of characterisation studies for key strategic sites • Progress on preparation of Conservation Area Appraisal for the Central Historic Core • Progress of the City Centre Area Action Plan to be monitored through the AMR • Number of planning applications referred to English Heritage • Number of planning applications approved despite sustained objection from English Heritage • Number of buildings on the Heritage At Risk Register • Stock of Grade 1, 2 & 2* listed buildings • Number of Scheduled Ancient Monuments and the Number at risk • Number of Conservation Areas in York • % of Conservation Areas with an up to date character appraisal • % of Conservation Areas with published management proposals 	<p>Distance to:</p> <ul style="list-style-type: none"> • Listed Buildings • Scheduled Ancient Monuments • Areas of Archaeological Importance

15	Protect and enhance York's natural and built landscape	<ul style="list-style-type: none"> • Preserve and enhance the landscape including areas of landscape value, greenspaces and river corridors; • Protect and 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 	<ul style="list-style-type: none"> • Cultural heritage • Landscape 	<ul style="list-style-type: none"> • % of population with 20+ha of accessible woodland and semi-natural greenspace within 4k of their homes • % of population with 2ha+ area of accessible woodland and semi-natural greenspace within 500m of their homes • Annual increase in woodland (ha) • Amount of new accessible open space provided as part of residential developments (ha) • Amount of new accessible open space provided in area of deficiency • Open space monitoring in line with PPG17 Study and distances to open space types • Number and extent of recognised green corridors • Percentage of land covered by environmental stewardship agreements; • % of LA covered by relevant landscape character appraisals/ historic character appraisals. • Areas showing change consistent with character area objectives • Area of enclosed garden / greenspace lost to development • Extent of local historic parks and gardens at risk/lost 	<p>Within:</p> <ul style="list-style-type: none"> • an area of Historic Character and setting • Conservation Areas • Central Historic Core Character Appraisal Zone
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LOCAL PLAN VISION (OBJECTIVES) COMPATIBILITY MATRIX

See Section 3 of Local Plan for details of vision.

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

SA OBJECTIVES			LOCAL PLAN VISION (OBJECTIVES)					
			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.	<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 Show people. 	0	0	++			
2	Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	+	+	++	0	++	++
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. 	++	0	++	0	0	0
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive	<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; 	++	++	+			

Appendix 5: Vision and Outcomes Appraisal | 2013

SA OBJECTIVES			LOCAL PLAN VISION (OBJECTIVES)					
			Create Jobs and Grow the Economy	Get York Moving	Build Strong Communities	Built Environment	Natural Environment	Natural Resources and Environmental Protection
	economy.	<ul style="list-style-type: none"> 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. 	+	++	++	0	0	0
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. 	++	++	++	+	+	+
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. 	-	+	-	+	+	++
8	Conserve or enhance green infrastructure, bio-diversity, geo-diversity, 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. 	I	0	I	0	++	++
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. 	I	0	I	I	++	++
10	Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	0	-	0	++	++
11	Reduce waste generation and	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	-	0	-	0	0	++

Appendix 5: Vision and Outcomes Appraisal | 2013

SA OBJECTIVES		LOCAL PLAN VISION (OBJECTIVES)					
		Create Jobs and Grow the Economy	Get York Moving	Build Strong Communities	Built Environment	Natural Environment	Natural Resources and Environmental Protection
	increase level of reuse and recycling.						
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. 	I	++	I	0	0	++
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). 	I	0	I	0	++	++
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. 	I	0	++	++	0	0
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. 	I	0	I	++	++	++
Conflicts		<p>Where conflicts between the Local Plan objectives and the SA objectives have been identified this primarily relates to the need for growth on the one hand and the need to conserve resources on the other. 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 7, 10 and 11.</p> <p>In some cases compatibility will depend on the implementation of the Local Plan objectives within the policies and proposals of the Plan itself. This particularly reflects uncertainties with respect to the location and form of new economic and housing development and the potential for both adverse and positive impacts on the built and natural environment associated with growth.</p>					

Appendix 5: Vision and Outcomes Appraisal | 2013

SA OBJECTIVES		LOCAL PLAN VISION (OBJECTIVES)					
		Create Jobs and Grow the Economy	Get York Moving	Build Strong Communities	Built Environment	Natural Environment	Natural Resources and Environmental Protection
Synergies	<p>Those SA objectives that are particularly well supported by the Local Plan objectives include SA objective 2 (health) and SA objective 6 (transport) which reflects the emphasis of these Plan objectives on improving health, reducing the need to travel and enhancing transport infrastructure.</p> <p>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.</p>						
Summary	<p>Broadly, the Local Plan 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.</p> <p>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. 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 comprise the Plan.</p>						

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NB: Text in **BOLD** delineates the preferred approach taken by the Local Plan Preferred Options and Alternatives Report (April 2013)

KEY	++	+	O	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

Section 4: Sustainable Development

4.1: Sustainable Development						
SA Objective			Option 1: Rely on NPPF to guide sustainable development	Option 2: Provide local level policy to guide sustainable development.		
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. 	+	Permanent long term positive impact since it is assumed that NPPF will help bring about the development of new housing, associated with the presumption in favour of sustainable development.	+	It is assumed that a local level policy on sustainable development would guide development to the most sustainable locations, which would help to meet housing need in a sustainable way. This would have permanent and positive long term effects on this objective.
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. 	+	Positive and permanent long term impacts on this objective, since the NPPF requires development to be approved in accordance with the principles of sustainable development.	++	A local level policy to guide development would have a long term and permanent significant positive impact on this objective, as development would be guided to the most sustainable locations and avoid any adverse health impacts. This would be more effective than applying the general principles of the NPPF.
3	Improve education, skills development and training for an effective	<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. 	+	Under the NPPF there is support for development which promotes sustainable communities including educational and employment opportunities.	+	A specific policy would provide opportunities to support education provision and promote employment opportunities through new development.

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		
	workforce						
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. 	+	Using the NPPF to guide sustainable development will have permanent positive impacts on this objective since it will help to deliver employment opportunities through mixed use development, for example.	+	It is assumed that a local level policy on sustainable development would guide development to the most sustainable locations and this would help to ensure that sustainable growth is created. This would have a permanent long term positive impact on this objective.	
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. 	+	Using the NPPF to guide sustainable development will help to address issues of inequality across York, since the NPPF seeks to promote sustainable economic growth, to provide affordable housing and greater choice of housing, and the use of sustainable modes of transport. All of these measures will have a positive and permanent long term impact on this objective.	+	A local level policy on sustainable development would take account of local level issues in relation to inequality. There would, therefore, be positive and permanent long term impacts on this objective.	
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. 	+	Using the NPPF to guide sustainable development will have significant and long term positive impacts on this objective. The NPPF promotes the use of public transport and that new developments should be accessible by public transport which would help in reducing the need to travel in York.	++	A local level policy to guide sustainable development would address in detail the need to reduce travel and maximise use of public transport, and thereby have a significant positive, long term and permanent impact on this objective.	
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. 	+	Relying on the NPPF to guide sustainable development would have positive impacts on this objective since the NPPF seeks to mitigate the adverse consequences of greenhouse gas emissions. On this basis there will be positive and permanent long term positive impacts on this objective.	+	It is assumed that a local level policy on sustainable development would factor in the need to minimise greenhouse gas emissions and thereby have a permanent and positive long term impact on this objective.	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
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. 	+	Relying on the NPPF to guide sustainable development will have positive impacts on this objective, since the NPPF affords significant protection to the natural environment.	+	It is assumed that a local level policy on sustainable development would take account of local level characteristics in relation to the natural environment, and afford significant protection to the natural environment as a consideration for sustainable development. Together with other SA objectives which protect the environment there would be positive and permanent long term impacts.	
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. 	+	The NPPF requires that <i>'planning policies should encourage the effective use of land by re-using land that has been previously developed' and to 'remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land, where appropriate'</i> . Therefore reliance on the NPPF will have positive and permanent long term impacts on this objective.	++	It is assumed that a local level policy on sustainable development would direct development to the most sustainable locations, which include re-use of previously developed land and safeguard other land. Such a policy could also take account of local characteristics in this regard. There would therefore be significant positive and permanent long term impacts on this objective.	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effect or clear link.	0	No significant effect or clear link.	
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. 	0	No significant effect or clear link.	0	No significant effect or clear link.	
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 	+	Relying on the NPPF to guide sustainable development would have positive impacts on this objective. The NPPF seeks to mitigate the adverse impacts of climate change and promotes the use of sustainable forms of transport.	+	It is assumed that a local level policy to guide sustainable development would factor in the need to reduce the need to travel, to ensure that maximum use is made of public transport and that developments are as sustainable as possible. A local level policy could also take account of local	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> 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. 					characteristics in terms of air quality and thereby have positive and permanent long term impacts on this objective.
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). 	+	The NPPF requires that <i>'local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk..'</i> . Therefore, relying on the NPPF to guide sustainable development would have positive and permanent long term impacts on this objective.	++	A local level policy to guide sustainable development would direct development to the most sustainable locations and avoid locations at risk of flooding, taking account of local characteristics. This would therefore have a permanent positive long term impact on this objective.	
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. 	+	The NPPF affords protection to the historic environment and requires that local plans should include <i>'a positive strategy for the conservation and enjoyment of the historic environment'</i> . This requirement will have positive and permanent impacts with regards to protecting York's historic environment, cultural heritage and character.	++	A local level policy to guide sustainable development would direct development to the most sustainable locations and thereby avoid adverse impacts on York's historic environment, cultural heritage, character and setting. This would have positive, long term and permanent impacts on this objective.	
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. 	+	The NPPF requires that the planning system should contribute to and enhance the natural and local environment and to seek to minimise pollution and other adverse impacts on the local environment. Reliance on the NPPF to guide sustainable development would therefore have positive and permanent long term impacts on this objective.	++	A local level policy to guide sustainable development would direct development to the most sustainable locations, which in itself would help contribute positively to this objective and have long term and permanent impacts. A local policy could also take account of local characteristics in relation to the natural and built landscape and have a greater positive impact than the NPPF.	
General			There would be a number of positive impacts from using the NPPF to guide sustainable development. The NPPF seeks to bring about				

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	sustainable economic growth, provide affordable housing, encourage the use of sustainable transport, and stipulates that local plans should have a positive strategy in relation to protection of the environment, both built and natural. Reliance on the NPPF will therefore impact positively on the majority of the SA objectives,						
Preferred Approach	<p>The environmental impact of having a local level policy on sustainable development is positive and would be a long term and permanent impact. A local level policy can take account of local environmental characteristics in York and respond in detail and effectively to specific circumstances.</p> <p>A local level policy to guide sustainable development would help to ensure sustainable growth, by directing development to the most sustainable locations, taking account of the characteristics of the economy in York. This would therefore have positive impacts on the economy.</p> <p>A local level policy to guide sustainable development would have positive social impacts since it would help to ensure that future development in York had a long lasting and positive impact, and to help York grow sustainably. Strong communities would be fostered where local characteristics and issues specific to York can be taken account of.</p>						
Recommendations	There were no adverse impacts identified from having a local policy on sustainable development and therefore there is no need for the policy wording to take account of any negative impacts.						

SECTION 5: SPATIAL STRATEGY

5.1: The York Sub-Area						
SA Objective			Option 1 Rely on NPPF to guide development in the York sub-area (no policy option)	Option 2: Provide local level policy to guide development in the York sub-area		
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. 	+	This option would be expected to support the delivery of housing which is likely to help meet identified need, in accordance with policy contained within the NPPF. However, reliance on the NPPF to guide the quantum and location of development within the Sub Area would result in a lack of strategic direction. In consequence, the volume and spatial distribution of housing may be strongly market-led which could lessen the potential benefits associated with new housing development (i.e. the right volume and type of housing may not be located in areas with greatest need). There may also be wider implications for areas beyond the York Sub Area including, for example, Leeds whose housing	++	This option is expected to help ensure that housing delivery meets identified need within the City of York. It is also considered that a localised approach will ensure that proper account is taken of the housing requirements of the wider Sub Area and beyond which is particularly pertinent given the strong relationship between the housing market areas of, for example, Leeds and Harrogate with York. Indirectly, this will also help to ensure that, at the sub-regional scale, housing delivery supports economic growth. Overall, this option has been assessed as having a significant positive effect on this objective.

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
				markets are strongly related to those of the Sub Area. Overall, the option has therefore been assessed as having a positive effect on this objective.			
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. 	+	The NPPF provides strong policy on the promotion of healthy communities including, for example, in respect of the integration of housing and economic uses with community facilities and services, open space provision as well as on pollution control. Therefore, it is expected that these principles would underpin the location of new development under this option, generating a positive effect in relation to this objective. However, without local strategic direction opportunities may be lost to ensure that new development is located in close proximity to health facilities and to create a network of green-space. Further, an un-coordinated approach may generate long term pressure on existing health facilities and open space and prevent new facilities being located in those areas within the Sub Area in greatest need.	+	It is expected that this option would help to ensure that the provision of health facilities and growth within the York Sub Area are aligned. Further, a localised policy approach will help to ensure that important linkages both within the City of York and extending to the Sub Area and beyond are maintained and enhanced thereby helping to ensure that health facilities are accessible. This option may be expected to help ensure that new development promotes healthier lifestyles through the provision of open space and networks of green infrastructure and through locating development in areas which encourage walking and cycling. Overall, the option has been assessed as having a positive effect on this objective.	
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. 	-	There is currently pressure on educational facilities in York due to rising demand. Reliance on the NPPF to guide development may undermine efforts to plan positively for increased demand given the resulting uncertainty with respect to where new development would be located across the Sub Area. Further, a reliance on the NPPF may mean that opportunities to support further and higher education in the City (for example, through properly planned student accommodation) are lost. This has been assessed as having a minor negative effect on this objective.	+	It is expected that this option would help to ensure that the provision of educational facilities and growth within the York Sub Area are aligned. Localised, strategic planning of the York Sub Area would also help to enable the strategic priorities of sub regionally important higher education institutions including the University of York to be implemented and associated economic benefits to the City and region realised in the medium to long term. Overall, this option has been assessed as having positive effect on this objective.	
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. 	+	The York Sub Area is an important part of regional economy. This option would not necessarily detract investment from the Sub Area. However, in not properly defining the role of York (as the main economic driver) and its connections with the wider Sub Area and beyond, its economic potential may be lessened for example, by not providing appropriate premises in the correct locations. The approach under this option may also act as a barrier to planning for the strategic infrastructure required to support economic development. Further, an absence of policy covering the role of York within the Sub Area could undermine co-operation with neighbouring authorities including those within the Sub Area and beyond and the realisation of the important and complimentary role these areas can play in the economic success of the region. Overall, this option has been assessed	++	As noted in respect of the assessment of Option 1, the York Sub Area is an important part of the regional economy and the City of York is the main economic driver in the Sub Area, as identified in the York Sub Area Study. Specific policy coverage which properly defines the role and economic priorities for the City of York in this context is expected to support economic growth within the Sub Area by, for example: helping to ensure that suitable employment land and premises are provided alongside the infrastructure required to accommodate development; ensuring that development within and outside the City are complementary to each other and cumulative benefits realised; and increasing accessibility to employment opportunities within the City through enhanced public transport provision. Further, policy	

KEY	+		0	?	-	-		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
				as having a positive effect on this objective.				provision may also help deliver wider cross-boundary benefits, both to other local authorities within the Sub Area and beyond including, for example, Leeds, acting as conduit to co-operation on strategic economic matters and ensuring that development in York complements/enhances and does not undermine the economic performance of areas such as Leeds. Overall, this option has been assessed as having a significant positive effect on this objective.
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. 	+	The NPPF places a strong emphasis on accessibility and in consequence this option is expected to generate benefits on this objective. However, it is considered that this approach would potentially undermine the ability of the Plan to fully realise York's economic role which may in-turn both impede economic growth and hinder the extent to which any benefits from new development address deprivation both within the City, the Sub Area as a whole and beyond. Further, this option could result in development not being provided in accessible locations (i.e. within York City Centre) or may result in a lack of investment in transport infrastructure provision. This may mean that new services, facilities and housing are not accessible and could inhibit the ability of the Plan to unlock development potential outside the City Centre. Notwithstanding, given existing policy provision within the NPPF, this option has been assessed as having a positive effect on this objective.	+			This option will help ensure that York's economic role is fulfilled which in-turn is expected to help generate employment opportunities and deliver key services and facilities that will help address deprivation across York and beyond. Further, a localised policy approach may ensure that important linkages both within the City of York and extending to the Sub Area and beyond are maintained and enhanced thereby helping to ensure that York's role as a service centre is realised and accessibility to it increased. This may be achieved, for example, through the provision of improved transport infrastructure that not only improves accessibility to the City but unlocks development outside the City boundary. Overall, this option has been assessed as having a positive effect on this objective.
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. 	+ -	The NPPF places strong emphasis on accessibility as well on sustainable transport. It can therefore be reasonably assumed that new development under this option would be delivered in accordance with these principles, generating a positive effect on this objective. Notwithstanding, a lack of localised policy provision may affect the ability to plan strategically for (and attract investment towards) the provision of new transport infrastructure and could lead to a less holistic approach to the planning of housing, employment, services and facilities and by extension, increased travel. In this respect, it is also important to recognise the strong relationship with areas outside the York Sub Area and the need for co-operation with areas such as Leeds to influence transport investment which may be undermined by this option. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	+ -			A policy approach that defines the role of York within the wider York Sub Area will help to ensure that transport priorities are identified and delivered alongside growth. As noted above, this is expected to help enhance accessibility, both within York as well as between the City and the wider Sub-Area and beyond. Additionally, the option may help unlock economic development opportunities beyond the City boundary thereby reducing in-commuting. Through the identification of wider strategic priorities, this policy may facilitate co-operation between the Council, other local authorities and service providers thereby supporting the delivery of strategic transport infrastructure such as improvements to the Leeds-York-Harrogate rail line and links to HS2. However, supporting growth within the City may also increase congestion and in this respect it is noted that congestion delay is predicted to double by 2026. Overall, this option

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
							has been assessed as having a mixed positive and negative effect on this objective.
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. 	+ -	Addressing and adapting to climate change is one of the core planning principles of the NPPF and in consequence it can be assumed that new development under this option would be delivered in accordance with these principles, generating a positive effect on this objective. However, as noted above, this option may affect the ability to plan strategically for (and attract investment towards) the provision of new transport infrastructure and could lead to a less holistic approach to the planning of housing, employment, services and facilities and by extension, increased travel and greenhouse gas emissions.	+ -	As noted above, this option will help to ensure that transport priorities are identified and delivered alongside growth which is expected to help enhance accessibility both within York as well as between the City and the wider Sub-Area and beyond. Additionally, the option may help to unlock economic development opportunities beyond the City boundary thereby reducing in-commuting. This is expected to help reduce greenhouse gas emissions. However, supporting growth within the City may also increase congestion and in this respect it is noted that congestion delay is predicted to double by 2026. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	
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. 	+	The York Sub Area contains a number of environmental assets which are likely to be afforded protection through policy contained within the NPPF under this option. However, a no policy approach may hinder a strategic approach to the planning of green infrastructure and the conservation of important assets that extend beyond the City of York boundaries. Overall, this option has been assessed as having a minor positive effect on this objective.	++	As noted under the assessment of Option 1, the York Sub Area contains a number of environmental assets. This option will ensure that these assets are conserved. Further, it is expected that the option would help promote a strategic approach to planning for green infrastructure across York and the wider Sub Area. This may help to ensure, for example, that linkages between assets are maintained and enhanced and new opportunities for habitat creation realised. This option is expected to support the delivery of growth within the City of York and in consequence would be expected to help reduce development within the open countryside. Overall, the option has been assessed as having a significant positive effect on this objective.	
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. 	0	Whilst the NPPF encourages the effective use of land by re-using land that has been previously developed, this option may undermine attempts to redevelop Brownfield sites, particularly those within York City Centre and could result in increased development on Greenfield land. Overall, the option has been assessed as having a neutral effect on this objective.	+	As noted above, this option would help York fulfil its regional and sub-regional role. This is expected to result in development being focused within the City Centre which in-turn could reduce the volume of development on Greenfield land. Overall, this has been assessed as having a positive effect on this objective.	
10	Improve water	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	efficiency and quality	groundwaters.					
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. 	0	This option is not expected to have a significant effect on this objective.	0		This option is not expected to have a significant effect on this objective.
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. 	-	As noted above, this option may affect the ability to plan strategically for (and attract investment towards) the provision of new transport infrastructure and could lead to a less holistic approach to the planning of housing, employment, services and facilities and by extension, increased travel and emissions to air. It may also undermine attempts to strategically address air quality issues including in respect of the City of York's AQMAs (e.g. by achievement of a modal shift to walking, cycling and public transport). In consequence, the option has been assessed as having a negative effect on this objective.	+ -		This option will help to ensure that transport priorities are identified and delivered alongside growth which is expected to help enhance accessibility both within York as well as between the City and the wider Sub-Area and beyond. Additionally, the option may help unlock economic development opportunities beyond the City boundary thereby reducing in-commuting. This is expected to help reduce emissions to air. Further, the option would facilitate coordinated investment in strategic transport infrastructure and may help to address strategic air quality issues. However, supporting growth within the City may also increase emissions to air arising from new development both in the short term during construction and in the longer term as a result of increased congestion. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	Parts of the York Sub Area are subject to high levels of flood risk. The York Sub Area Study identifies that long term growth proposals may be impacted by the extent of flood risk within York and that in order to improve the resilience of the Sub Area to flooding, it will be important to adopt a catchment wide approach. Such a catchment wide approach may be undermined should a "no policy" approach be taken forward. However, it is recognised that the NPPF seeks to avoid development in areas at risk of flooding and in consequence the option has been assessed as having a neutral effect on this objective.	+		This option is expected to complement a catchment-wide approach to planning for flood risk across the York sub Area which has been assessed as having a minor positive effect on this objective.
14	Conserve or enhance	<ul style="list-style-type: none"> Preserve or enhance the special character and setting of the historic city; 	+	The York Sub Area contains a large number of historic built assets. Policy within the NPPF would be expected to help	++		As noted under the assessment of Option 1, the York Sub Area contains a large number of historic built assets.

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 		ensure their protection under this option although without a strong strategic approach, opportunities to enhance these assets and to utilise them to promote wider economic growth may be lost. Overall, the option has therefore been assessed as having a positive effect on this objective.			Whilst it is expected that the option would result in development being focused within the City of York which increases the risk of assets being adversely affected by new development, on balance it is considered that this option will ensure that these assets are conserved and, where possible, enhanced. Further, it is also expected that the option will help ensure that wider economic benefits including links to tourism are capitalised upon. This is likely to generate economic benefits to the City of York, the Sub Area and beyond. Overall, this has been assessed as having a significant positive effect on this objective.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	The main landscape designations relevant to the Sub Area are the York Green Belt and the Howardian Hills Area of Outstanding Natural Beauty (AONB). The City of York's townscape and strategic green wedges are also of significant importance. Whilst the NPPF seeks to maintain landscape character, opportunities may be lost under this option to link landscapes including the urban area with its rural fringe. Further, there is a risk that under this option there may be increased development beyond the City of York which could undermine local landscape character in more rural areas. Overall, the option has been assessed as having a neutral effect on this objective.	+		Whilst this option is expected to result in a focus of development within York which has the potential to undermine its important character, it is envisaged that a local policy will ensure that landscape and townscape is maintained and enhanced. Further, in focusing development within the City boundary, the option may indirectly protect the landscape character of rural areas. In consequence, the option has been assessed as having a positive effect on this objective.
General		<p>This component of the spatial strategy considers two options for the York Sub Area namely: Rely on the NPPF to guide development in the York Sub Area (Option 1); and Provide local level policy to guide development in the York Sub Area (Option 2).</p> <p>Option 1 No significant positive effects have been identified in respect of this option. The NPPF includes a range of policy measures designed to, inter-alia, support housing and economic development, protect and enhance the built and natural environment and address climate change. In consequence, this option has been assessed as having a positive effect across several SA objectives including in respect of housing (Objective 1), health (Objective 2), employment (Objective 4), equality (Objective 5), biodiversity (Objective 8) and cultural heritage (Objective 14). However, the York Sub Area is an important part of the regional economy and in not properly defining the role of York (as the main economic driver) and its connections with the wider Sub Area and beyond, growth in the Sub Area may be reduced and opportunities to capitalise on benefits associated with development (e.g. strategic transport infrastructure provision) undermined. Further, this option may hinder cross boundary, strategic planning which is particularly pertinent given the strong linkages the Sub Area has with, for example, the Leeds City Region.</p> <p>The option is not expected to generate any significant negative effects. Minor negative effects were identified in respect of education (Objective 3), due to the potential for new development, if not properly planned, to result in increased pressure on educational facilities, and air quality (Objective 12), as a result of potential increases in emissions to air.</p> <p>The option was assessed as having mixed positive and negative effects on objectives relating to transport (Objective 6) and climate change</p>					

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<p>(Objective 7) given, on the one hand, the strong emphasis in the NPPF placed on accessibility, and on the other, the potential for a no policy approach to increase travel and congestion.</p> <p>Option 2 This option has been assessed as having a significant positive effect on objectives relating to housing (Objective 1), employment (Objective 4), biodiversity (Objective 8) and cultural heritage (Objective 14). This principally reflects the underlying assumption that specific policy coverage which properly defines the role and economic priorities for the City of York will support economic growth in the City, the Sub Area and beyond given its role as the Area's main economic driver and important linkages to the Leeds City Region. It is also expected that a more strategic approach as promoted under this option would support the co-ordinated provision of housing, key (including green) infrastructure and services required to accommodate growth, helping to ensure that development is located in accessible locations. It would also complement, and not hinder, the priorities of other local authority areas. Other positive effects have been identified in respect of health (Objective 2), education (Objective 3), equality (Objective 5), use of land (Objective 9), flood risk (Objective 13) and landscape (Objective 15).</p> <p>The option is not expected to generate any significant or minor negative effects.</p> <p>The option was assessed as having mixed positive and negative effects on objectives relating to transport (Objective 6), climate change (Objective 7) and air quality (Objective 12) given, on the one hand, the potential for this option to increase accessibility, and on the other, the potential for a development within the City of York to increase congestion.</p>						
Preferred Approach	<ul style="list-style-type: none"> • Environmental Impact: The preferred option will help to conserve the City's important built and environmental assets. It will also foster a strategic approach to enhancing these assets and capitalising upon the economic opportunities they present. However, this is the potential for negative effects on climate change and air quality due to increased congestion within the City of York. • Economic Impact: This option would define the role and economic priorities for the City of York, supporting economic growth in the City and the Sub Area. Further, policy provision may also help deliver wider cross-boundary benefits, both to other local authorities within the Sub Area and beyond including, for example, Leeds, acting as conduit to co-operation on strategic economic matters and ensuring that development in York complements and does not undermine the economic performance of other areas. • Social Impact: A more strategic approach as promoted under the preferred option would support the co-ordinated provision of housing, key infrastructure and services required to accommodate growth and would help to ensure that development is located in accessible locations. This will help meet the needs of current and prospective residents and help to reduce deprivation. 						
Recommendations	<p>The preferred option should include measures which:</p> <ul style="list-style-type: none"> • Define the role of York within the York Sub Area and the linkages of the Area to the Leeds City Regions and York and North Yorkshire Sub Region • Set out, broadly, where and how housing needs are to be met • Include provision for the protection and enhancement of built and natural environmental assets within the City of York as well as linkages to assets beyond the City's boundaries • Promote a strategic approach to transport, services and facilities provision taking into account the need to address deprivation • Recognise the importance of York's educational institutions to the Sub Area and beyond 						

KEY	++	+	0	?	-	Very negative impact likely	
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5.2: Drivers of Growth

Alternatives relating to future housing and employment growth are considered in Sections 8-10

5.3: Factors Which Shape Growth

SA Objective	Option 1 Prioritise social and economic spatial principles	Option 2 Prioritise environmental spatial principles	Option 3 Take a balanced approach to the identified spatial principles	Option 4 Prioritise viability and deliverability development
<p>1 To meet the diverse housing needs of the population in a sustainable way.</p> <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 Show people. 	<p>++</p> <p>Under this option the delivery of housing to meet community needs would be prioritised which would have a positive effect on this objective. This option may support higher levels of housing supply relative to Options 2, 3 and 4 thereby helping to meet longer term affordable housing need. Further, in prioritising growth over environmental factors, opportunities may arise to accommodate additional housing demand from neighbouring authorities which is particularly pertinent given the linkages between housing market areas.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>	<p>-</p> <p>An approach that prioritises the protection and enhancement of built and natural environmental assets could serve to restrict the quantum of new development and the ability of the Plan to meet housing needs across the local authority area (as a result of environmental constraints). In this context, it is noted that the North Yorkshire Strategic Housing Market Assessment (NYSHMA) demonstrates that there is affordable housing need in all markets areas within the city – Central York, Suburban York and York Villages, with the largest need in Suburban York. In</p>	<p>++</p> <p>Evidence contained within the SHLAA indicates that under a balanced approach that applies equal weight to spatial principles, this option would enable the delivery of sufficient land to accommodate the housing requirements over the plan period within the City of York. However, this approach may limit the ability of the plan to deliver the higher levels of growth needed to address affordable housing need. Further, opportunities to accommodate additional growth from neighbouring authorities would be likely to be limited due to environmental constraints.</p> <p>Taking account of the</p>	<p>+</p> <p>This option would effectively let the market dictate the location of development. Whilst this is likely to mean that sufficient sites come forward during the plan period to meet needs both within the City of York and, potentially, beyond and is likely to help to ensure that land identified for housing development does come forward during the plan period, in not providing clear strategic direction, there is a risk that need may not be met in specific areas. Overall, this option has therefore been assessed as having a positive effect only on this objective.</p>

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely			
					consequence, this option has been assessed as having a negative effect on this objective.		scale of new housing development that could be supported by this option, it has been assessed as having a significant positive effect on this objective.		
2	Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p>In prioritising economic and social spatial principles, this option would be expected to enhance the health and well-being of the population (e.g. through ensuring that new development is well served by facilities and services including open space and is located so as to encourage walking and cycling). However, inherent tensions may exist with this approach with for, example, the need to deliver housing and economic growth on the one hand and the need to protect open space and avoid development in locations that could have adverse impacts on human health (such as within AQMAs) on the other.</p> <p>On balance, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	<p>The focus of this option on the protection and enhancement of environmental assets may indirectly help to promote healthier lifestyles, particularly through the protection (and provision of new) green infrastructure. Further, in seeking to improve accessibility and prevent unacceptable levels of congestion and pollution, this option could encourage walking and cycling, minimising adverse impacts on human health arising from, for example, air quality.</p> <p>Nonetheless, there is also the potential for this option to hinder the delivery of new health services and the prioritisation of environmental protection could result in tensions between the need to avoid over development of the urban area (e.g. to minimise adverse</p>	<p>A balanced approach would be expected to seek to deliver new development that is well served and accessible, generating a positive effect on this objective. This option is also likely to afford a greater degree of flexibility in location choice to enable, for example, the most important open space to be retained, whilst delivering development to meet needs. In consequence, this option has been assessed as having a positive effect on this objective.</p>	<p>This option would lead to development being located at the most viable sites. This could result in the increased development of Greenfield land (and open space) as well as development in relatively inaccessible locations sites. Further, in prioritising viability and deliverability, this option could hinder strategic planning and delivery of green infrastructure.</p> <p>Overall, this option has been assessed as having a negative effect on this objective.</p>			

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
					impacts on air quality) and the priority to conserve environmental assets. On balance, this option has been assessed as having a mixed positive and negative effect on this objective.					
3	Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	<p>This option would be expected to help ensure that new development is accessible to educational facilities. As this approach would prioritise socio-economic principles it would also be expected to help deliver educational facilities to meet needs including for student accommodation. Further, the option would be likely to maximise opportunities to complement or support the City's educational institutions, e.g. by supporting the Science City Sector, for example, by providing opportunities for expansion.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	+ -	<p>This option could serve to focus new development within the existing urban area and villages in order to avoid adverse environmental impacts. This may help to ensure that new sites are well located to existing educational facilities. By restricting growth, the option may also reduce pressure on primary school places. However, the option could also restrict the provision of new facilities both by limiting the availability of sites to accommodate facilities and restricting larger developments at the edge or beyond the urban area which could incorporate new educational provision.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this</p>	+	<p>As under Option 1, a balanced approach would be expected to help ensure that new development is accessible to educational facilities and delivers educational facilities to meet needs including for student accommodation. Further, the option would be expected to provide opportunities to complement or support the City's institutions e.g. by supporting the Science City Sector.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	-	In prioritising viability and deliverability, this option could deliver growth that is not accessible to educational facilities. Further, the option may hinder strategic planning and delivery of educational services and facilities which has been assessed as having a negative effect on this objective.

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely				
4	<p>Create jobs and deliver growth of a sustainable , low carbon and inclusive economy.</p> <ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • Deliver and promote stable economic growth; • Enhance the city centre and its opportunities for business and leisure; • Provide the appropriate infrastructure for economic growth; • Support existing employment drivers; • Promote a low carbon economy. 	++	<p>This option would be expected to support delivery of the York Economic Strategy and would enable faster growth within advanced manufacturing, science and research, financial and professional services, and tourism and leisure sectors (in accordance with Scenario 2 detailed in York Economic and Retailing Growth Analysis and Visioning Work). Prioritising economic growth ahead of environmental protection may help to ensure that the very best employment sites are made available thereby supporting the expansion of indigenous businesses and attracting inward investment. This would be likely to help York fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region.</p> <p>However, under this option there may be inherent tensions in respect of the need to promote economic growth on the one hand and the need to conserve and enhance the built and natural environment (which plays an important role in attracting inward investment and is an</p>	-	<p>objective.</p> <p>An approach that prioritises the protection and enhancement of built and natural environmental assets could serve to restrict the quantum of new economic development and the delivery of a range of suitable sites which in turn may impede the ability of the plan to deliver the York Economic Strategy. In consequence, this option has been assessed as having a negative effect on this objective.</p> <p>Notwithstanding, this option would serve to protect and enhance the built and natural environmental which is an important local economic driver.</p>	++	<p>As under Option 1, it is expected that a balanced approach would also enable the delivery of the York Economic Strategy and support the faster rates of growth required in advanced manufacturing, science and research, financial and professional services, and tourism and leisure sectors. Whilst site choice may be more restricted relative to Option 1 in order to take account of environmental constraints, evidence contained within the Employment Land Review indicates that there would still be a suitable range of sites to meet needs.</p> <p>Under this option, it is anticipated that a balance could be struck between protection of natural and built environmental assets and their promotion to attract economic growth.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>	+	<p>Under this option it is considered reasonable to assume that employment land would be brought forward to support economic growth. However, there is a risk that poor strategic direction could serve to undermine wider plan objectives, for example should development be directed away from the city centre. Further, without good strategic direction, this approach may undermine the planning and delivery of the infrastructure required to support growth.</p> <p>An approach that focuses on viability could result in the loss of existing or future sites to housing.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				important component of the local economy in its own right) on the other. Overall, this option has been assessed as having a significant positive effect on this objective.						
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. 	++	A key driver of this option would be to help deliver equality and accessibility through the provision of housing, employment and services and facilities to meet community needs. In consequence, the option has been assessed as having a significant positive effect on this objective.	+ -	This option could serve, indirectly, to focus new development within the existing urban area and within some of the City's most deprived wards. Further, the option would help to prioritise the promotion of accessibility and sustainable modes of transport. However, in constraining growth the option is considered likely to hinder the ability of the Plan to meet community needs for housing and employment in particular which could undermine any positive effects on this objective. Further, by limiting the availability of sites to accommodate facilities and restricting larger developments at the edge or beyond the urban area, this option could also restrict the ability of new development to incorporate service provision.	++	<p>A balanced approach would be expected to seek to deliver new development that is well served and accessible. Further, the option would be anticipated to help meet plan requirements for housing and economic development, enabling appropriate growth to be directed to areas in need.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>	-	In prioritising viability and deliverability, this option could deliver growth that is not accessible to services and facilities. Further, in not providing clear strategic direction, there is a risk that needed investment could be drawn away from deprived areas. This option could also hinder strategic planning and delivery of services and facilities which has been assessed as having a negative effect on this objective.

KEY	+		0	?	-	-				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
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. 	+	In prioritising economic and social spatial principles, this option would be expected to deliver a sustainable transport solution which includes development in accessible locations and investment in transportation infrastructure. However, tensions may exist between the need to deliver growth and the need to ensure that this growth does not significantly increase congestion within the City. Further, in order to meet needs outside the main urban area, this option could result in increased development in more unsustainable locations such as small settlements that lack an appropriate range of services. Overall, this option has been assessed as having a positive effect on this objective.	+	By constraining growth this option is likely to support the delivery of a more compact form of development within the existing urban area. This is likely to promote accessibility and the use of sustainable modes of transport. However, the option could lead to increased development pressure within the urban area and increased congestion. On balance, this option has been assessed as having a positive effect on this objective.	+	A balanced approach would be expected to seek to deliver new development that is well served, accessible and supports the use of sustainable public transport. The option has therefore been assessed as having a positive effect on this objective.	-	This option is considered likely to lead to the delivery of a greater number of sites in locations that would increase the need to travel relative to the other options. Further, in prioritising viability and deliverability, this option could hinder strategic planning and delivery of transport infrastructure. Overall, this option has been assessed as having a negative effect on this objective.
7	To minimise greenhouse gases that cause climate change and	<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; 	-	As noted above, in prioritising economic and social spatial principles, this option would be expected to deliver a sustainable transport solution which includes development in	+	The approach underpinning this option would be expected to seek to minimise greenhouse gas emissions. In this respect, and by	+ -	A balanced approach would be expected to seek to deliver new development that is well served, accessible and supports the use of sustainable public	-	This option is considered likely to lead to the delivery of a greater number of sites in locations that would increase the need to travel, generating

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	<p>deliver a managed response to its effects.</p> <ul style="list-style-type: none"> Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 		<p>accessible locations and investment in transportation infrastructure and that helps minimise greenhouse gas emissions. However, tensions may exist between the need to deliver growth and the need to ensure that this growth does not significantly increase congestion within the City. Further, in order to meet needs outside the main urban area, this option could result in increased development in more unsustainable locations such as small settlements that lack an appropriate range of services. An approach that is driven by growth may also increase greenhouse gas emissions arising from additional development relative to the other options.</p> <p>Overall, this option has been assessed as having a negative effect on this objective.</p>		<p>constraining growth, this option is likely to reduce emissions relative to the other options. The option may also support the delivery of a more compact form of development within the existing urban area. This is likely to promote accessibility and the use of sustainable modes of transport. However, it should be noted that the option could lead to increased development pressure within the urban area and increased congestion and associated emissions to air.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>		<p>transport. Notwithstanding, meeting development needs will result in increased greenhouse gas emissions.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>		<p>additional greenhouse gas emissions relative to the other options. Further, in prioritising viability and deliverability, this option could hinder strategic planning and delivery of sustainable transport infrastructure.</p> <p>Overall, this option has been assessed as having a negative effect on this objective.</p>	
8	<p>Conserve or enhance green infrastructure, bio-diversity, geo-diversity, flora and fauna for accessible</p>	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARS and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geo-diversity value; Improve connectivity of green infrastructure and the natural environment; 	-	<p>This option would prioritise socio-economic principles above environmental ones. In consequence, it is anticipated that in seeking to maximise growth and meet community needs, the option would have a negative effect on biodiversity.</p>	++	<p>This option would prioritise the protection and enhancement of environmental assets. In consequence, it has been assessed as having a significant positive effect on this objective.</p>	+ -	<p>A balanced approach is likely to support the protection of ecological assets and avoid significant adverse impacts on habitat or species. However, in seeking to meet community needs and deliver economic growth, the option may</p>	-	<p>In prioritising viability and deliverability, this option could result in growth and sites being brought forward that adversely affect ecological assets. Further, this option may hinder strategic planning and delivery of green infrastructure.</p>

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely				
	high quality and connected natural environment.	<ul style="list-style-type: none"> Provide opportunities for people to access the natural environment. 						<p>result in more localised adverse impacts on biodiversity.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	Overall, this option has been assessed as having a negative effect on this objective.	
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. 	-	In prioritising economic and social spatial principles, this option would be expected to deliver development in accessible locations. This is likely to help promote development in the urban area and the redevelopment of Brownfield sites. However, seeking to meet community needs and maximise economic growth is likely to require the development of substantial areas of Greenfield land and in consequence, this option has been assessed as having a negative effect on this objective.	+	As noted above, this option would prioritise the protection and enhancement of environmental assets. Allied with the delivery of a more compact form of development within the existing urban area, this option is likely to encourage the reuse of previously developed land which has been assessed as having a positive effect on this objective.	+ -	<p>This option is likely to deliver development both within the urban area, making use of previously developed land, and (in order to meet needs) at Greenfield sites. This has been assessed as having a mixed positive and negative effect on this objective.</p>	-	In prioritising viability and deliverability, this option could result in increased development on Greenfield land relative to Options 1, 2 and 3. This has been assessed as having a negative effect on this objective.
10	Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwater. 	?	Effects on this objective are considered to be uncertain and will depend on the location, scale and type of new development to be taken forward.	++	This option would prioritise the protection and enhancement of environmental assets. In consequence, it has been assessed as having a significant positive effect on this objective.	?	<p>Effects on this objective are considered to be uncertain and will depend on the location, scale and type of new development to be taken forward.</p>	?	Effects on this objective are considered to be uncertain and will depend on the location, scale and type of new development to be taken forward.
11	Reduce waste generation and increase level of	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	?	This option is not expected to have any significant effects on this objective.	?	This option is not expected to have any significant effects on this objective.	?	<p>This option is not expected to have any significant effects on this objective.</p>	?	This option is not expected to have any significant effects on this objective.

KEY	++	+	0	?	-	--	Positive or negative impact depending on how it is implemented					
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely						
	reuse and recycling.											
12	Improve air quality.	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	-	<p>As noted above, in prioritising economic and social spatial principles, this option would be expected to deliver a sustainable transport solution which includes development in accessible locations and investment in transportation infrastructure that helps minimise emissions to air. However, tensions may exist between the need to deliver growth and the need to ensure that this growth does not significantly increase congestion within the City. Further, in order to meet needs outside the main urban area, this option could result in increased development in more unsustainable locations such as small settlements that lack an appropriate range of services. An approach that is driven by growth may also increase emissions to air arising from additional development and increase the pressure for delivery of new development within areas affected by existing air quality issues.</p> <p>Overall, this option has been assessed as having a negative effect on this objective.</p>	+	-	<p>The approach underpinning this option would be expected to seek to enhance air quality. In this respect, by constraining growth this option is likely to reduce emissions relative to the other options. The option may also support the delivery of a more compact form of development within the existing urban area. This is likely to promote accessibility and the use of sustainable modes of transport. However, it should be noted that the option could lead to increased development pressure within the urban area including at locations with existing air quality issues, increased congestion and associated emissions to air.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	+	-	<p>A balanced approach would be expected to deliver new development that is well served, accessible and supports the use of sustainable public transport. Notwithstanding, meeting development needs will result increased traffic and emissions to air and, potentially, development in locations with existing air quality issues.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>		<p>This option is considered likely to lead to the delivery of a greater number of sites in locations that would increase the need to travel, generating additional emissions to air relative to the other options. Further, in prioritising viability and deliverability, this option could hinder strategic planning and delivery of sustainable transport infrastructure.</p> <p>Overall, this option has been assessed as having a negative effect on this objective.</p>
13	Minimise	<ul style="list-style-type: none"> Reduce risk of flooding; 	0	Parts of York and its	+		This option would seek to	0	Parts of York and its	0	Parts of York and its	

KEY	++	+	0	?	-	Very negative impact likely	+	-		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely			Positive or negative impact depending on how it is implemented	
	flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 		surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of Greenfield land which could increase surface water runoff and, in consequence, flood risk. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.		ensure that flood risk is managed as a priority. Further, the option is likely to constrain growth within the urban area, limiting the release of Greenfield sites. In consequence, the option has been assessed as having a positive effect on this objective.		surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of Greenfield land which could increase surface water runoff and, in consequence, flood risk. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.		surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of Greenfield land which could increase surface water runoff and, in consequence, flood risk. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.
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 Six Principle Characteristics of the City as identified in the Heritage Topic Paper. 	-	In prioritising socio-economic principles, this option could lead to an increased risk of adverse effects on cultural heritage assets for example, as a result of increased development pressure within the City Centre or due to the more substantial development of sites outside the existing urban area that could affect the setting and special character of York. Under this option there may also be inherent tensions in	++	This option would prioritise the protection and enhancement of York's built environmental assets. In consequence, it has been assessed as having a significant positive effect on this objective.	+ -	A balanced approach is likely to support the protection of heritage assets and avoid significant adverse impacts on this objective. However, in seeking to meet community needs and deliver economic growth, the option may potentially increase pressure on some heritage assets. Overall, this option has been assessed as having a mixed positive and	-	Under this option there may be an increase in development outside the main urban area which could help to reduce pressure on heritage assets. However, in prioritising viability and deliverability, this option may also bring forward development that adversely affects assets as well as the setting and special character of York. Overall, this option has been assessed as having a negative effect on this

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	Very positive impact likely		Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely			Positive or negative impact depending on how it is implemented		
					respect of the need to promote economic growth on the one hand and the need to conserve and enhance the built and natural environment (which plays an important role in attracting inward investment and is an important component of the local economy in its own right) on the other. Overall, this option has been assessed as having a negative effect on this objective.					negative effect on this objective.		objective.
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. 	-	In prioritising socio-economic principles, this option could lead to an increased risk of adverse effects on landscape. Under this option there may also be inherent tensions in respect of the need to promote economic growth on the one hand and the need to conserve and enhance the built and natural environment (which plays an important role in attracting inward investment and is an important component of the local economy in its own right) on the other. Overall, this option has been assessed as having a negative effect on this objective.	++	This option would prioritise the protection and enhancement of York's built and natural environmental assets. In consequence, it has been assessed as having a significant positive effect on this objective.	+ -	<p>A balanced approach is likely to support the protection and enhancement of landscape and avoid significant adverse impacts on this objective. However, in seeking to meet community needs and deliver economic growth, the option may potentially increase pressure on landscape character.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	-	In prioritising viability and deliverability, this option may bring forward development that adversely affects local landscape character, visual amenity and the setting and special character of York. Overall, this option has been assessed as having a negative effect on this objective.		
General			This component of the spatial strategy considers four options with respect to the factors which shape growth, namely: Prioritise social and economic spatial principles (Option 1); Prioritise environmental spatial principles (Option 2); Take a balanced approach to the identified spatial									

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	<p>principles (Option 3); and Prioritise viability and deliverability development (Option 4).</p> <p>Option 1 Reflecting the priority of this option on socio-economic spatial principles, it has been assessed as having a significant positive effect on housing (Objective 1), employment (Objective 4) and equality and accessibility (Objective 5). Positive effects were also identified in respect of objectives relating to education (Objective 3) and transport (Objective 6).</p> <p>No significant negative effects were identified although more minor negative effects have been assessed against the majority of the environmental SA Objectives including climate change (Objective 7), biodiversity (Objective 8), land use (Objective 9), air quality (Objective 12), cultural heritage (Objective 14) and landscape (Objective 15). This principally reflects the option's emphasis on growth which could lead to an increased risk of adverse effects and development pressure on York's built and natural environmental assets and increased emissions to air (relative to the other options).</p> <p>This option was assessed as having mixed positive and negative effects on health (Objective 2) which reflects the inherent tensions that may exist with this approach with for, example, the need to deliver housing and economic growth on the one hand and the need to protect open space and avoid development in locations that could have adverse impacts on human health on the other.</p> <p>Option 2 This option would prioritise the protection and enhancement of York's built and natural environmental assets. In consequence, it has been assessed as having a significant positive effect on biodiversity (Objective 8), water (Objective 10), cultural heritage (Objective 14) and landscape (Objective 15). Positive effects were also identified in respect of objectives relating to transport (Objective 6), climate change (Objective 7), land use (Objective 9) and flood risk (Objective 13).</p> <p>This option was not considered likely to generate any significant negative effect against the SA objectives. However, minor negative effects were identified in respect of housing (Objective 1) and employment (Objective 4). An approach that prioritises the protection and enhancement of built and natural environmental assets could serve to restrict the quantum of new development 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.</p> <p>This option was assessed as having mixed positive and negative effects on health (Objective 2), education (Objective 3), equality and access (Objective 4) and air quality (Objective 12).</p> <p>Option 3 Like Option 1, this option was considered likely to have a significant positive effect on housing (Objective 1), employment (Objective 4) and equality and accessibility (Objective 5) as a balanced approach that applies equal weight to spatial principles would be expected to enable the delivery of sufficient land to accommodate the City's housing and employment requirements over the plan period. Further positive effects were identified in respect of health (Objective 2), education (Objective 3) and transport (Objective 6).</p> <p>This option was not assessed as having any significant negative or minor negative effects on any of the SA Objectives. Reflecting the more balanced approach under this option however, mixed positive and negative effects were identified across several objectives including climate change (Objective 7), biodiversity (Objective 8), land use (Objective 9), air quality (Objective 12), cultural heritage (Objective 14) and landscape (Objective 15).</p> <p>Option 4</p>
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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<p>No significant positive effects have been identified in respect of this option. This option would effectively let the market dictate the location of development. Whilst this is likely to mean that sufficient sites come forward during the plan period to meet overall housing and employment requirements within the City of York, in not providing clear strategic direction, there is a risk that need may not be met in specific areas. In consequence, effects on housing (Objective 1) and employment (Objective 4) were assessed as positive only. No further positive effects have been identified.</p> <p>Reflecting the prioritisation of viability and deliverability under this option which would outweigh environmental considerations, effects across several objectives were assessed as negative including biodiversity (Objective 8), land use (Objective 9), cultural heritage (Objective 14) and landscape (Objective 15) given the increased risk that development under this option could affect the City's built and natural environmental assets. Negative effects were also assessed against objectives relating to health (Objective 2), education (Objective 3), equality and access (Objective 5), transport (Objective 6), climate change (Objective 7) and air quality (Objective 12) which is primarily associated with the lack of strategic direction under this option would could result in development being located in relatively inaccessible locations and directed away from areas where investment is needed (e.g. the City's deprived wards).</p>						
Preferred Approach	<ul style="list-style-type: none"> • Environmental Impact: The preferred option would be expected to help protect and enhance the City's built and natural environmental assets, avoiding significant negative effects. However, in order to meet community needs and deliver economic growth new development may place some pressure on these assets. A balanced approach would be expected to seek to deliver new development that is well served, accessible and supports the use of sustainable public transport. Notwithstanding, meeting development needs will result in increased emissions to air which could affect air quality and climate change. • Economic Impact: The preferred option is expected to meet the overall housing and employment land requirements for the City of York over the plan period and will 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. The preferred option may also complement or support the City's educational institutions e.g. by supporting the Science City Sector. • Social Impact: The preferred option is expected to support the delivery of new housing and economic development to meet community needs including within the City's most deprived areas. A balanced approach would also be expected to seek to deliver new development that is well served and accessible including by sustainable modes of transport and walking and cycling. 						
Recommendations	None identified.						

5.4: Spatial Distribution										
SA Objective			Option 1 Prioritise development within and/or as an extension to the urban area and through the provision of a single new settlement	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				
1	To meet the diverse housing	<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 	++ This option is expected to meet the overall housing requirements for the City of	++ The type and magnitude of effects associated with this option are likely to be	++ As under Options 1 and 2, this option would support the delivery of	++ This option would support the delivery of housing to meet the				

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	needs of the population in a sustainable way.	<ul style="list-style-type: none"> and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 		<p>York over the plan period. However, there is potential that focusing a large proportion of new development within a new settlement could draw housing away from the City's smaller settlements. In this context, the North Yorkshire Strategic Housing Market Assessment (NYSHMA) demonstrates that there is affordable housing need in all markets areas within the city – Central York, Suburban York and York Villages, with the largest need in Suburban York. Notwithstanding, an approach incorporating both urban extensions and a new settlement may enable a range of sites (and, therefore, a mix of housing in terms of type, tenure and size) to be brought forward. Further, it would be expected that the option would enable some more limited growth in smaller settlements.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>		<p>similar to those identified in respect of Option 1. This option would support the delivery of a larger quantum of housing development in villages which would help to meet needs within these settlements. However, a more dispersed approach could limit the range and type of sites available which could affect the delivery of affordable housing.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>		<p>housing to meet the overall housing needs of the City of York. Under this option it would be expected that the proportion of housing delivered within or adjacent to the urban area would be substantially reduced to support housing provision in new settlements which could affect the ability of this option to meet needs in some urban areas and smaller settlements. However, an approach incorporating both urban extensions and new settlements is likely to enable a range of sites (and, therefore, a mix of housing in terms of type, tenure and size) to be brought forward.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>		<p>overall housing needs of the City of York. However, as with Option 1, there is potential that focusing a large proportion of new development within and adjacent to the existing urban area could result in the needs of smaller settlements not being adequately met. Further, an approach which is predicated on locating development along key transport corridors may serve to restrict the range of sites that could be taken forward for development and, therefore, the mix of housing provided in terms of type, tenure and size.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>
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 	+	<p>Focusing development within and adjacent to the existing urban area may, in the short term, adversely affect the health of existing residents living in close</p>	+	<p>Focusing development within and adjacent to the existing urban area and in villages may, in the short term, adversely affect the health of</p>	+	<p>Relative to Options 1 and 2, this option would potentially direct less development towards urban areas and extensions. This may</p>	+	<p>Focusing development within and adjacent to the existing urban area along key transport corridors may, in the short term, adversely</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

	<p>access to leisure opportunities (walking / cycling)</p> <ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 		<p>proximity to development sites and along transport corridors including, for example, in areas where there is existing health deprivation or where air quality is already an issue. In the longer term, new development may increase traffic congestion which could also adversely affect human health due to air quality impacts.</p> <p>Subject to their location, development including urban extensions and a new settlement may result in the loss of open space which could affect the promotion of healthy lifestyles. However, this option is expected to help ensure that new development is accessible to health facilities and an urban extension/new settlement approach may increase the feasibility of health care and open space provision as part of new development. Further, by enabling development outside the existing urban area, this option may reduce pressure on urban open space.</p> <p>It would be anticipated that this option would deliver the majority of new housing and economic development in relatively</p>		<p>existing residents living in close proximity to development sites and along transport corridors including, for example, in areas where there is existing health deprivation or where air quality is already an issue. In the longer term, new development may increase traffic congestion which could also adversely affect human health due to air quality impacts.</p> <p>Subject to their location, development including urban extensions and provision at villages may result in the loss of open space which could affect the promotion of healthy lifestyles. Further, under this option it is anticipated that there would be additional growth within the existing urban area relative to Option 1 which could in-turn increase pressure on urban open space.</p> <p>Whilst new development within/adjacent to urban area is likely to be accessible to health facilities and open space and/or could incorporate new provision, new development at villages may be less well served</p>		<p>help to avoid short term adverse impacts on health arising from construction activity and, potentially, reduce traffic congestion and associated air quality impacts in the longer term. However, it is considered more likely that this option would increase in-commuting toward the City Centre and congestion and in this respect, care would need to be taken to ensure that new settlements are well connected to the main urban area via good public transport links and provision for walking cycling.</p> <p>Subject to their location, development including urban extensions and new settlements may result in the loss of open space which could affect the promotion of healthy lifestyles. However, there may be opportunities to incorporate new health facilities and open space within urban extensions and at new settlements although it would be expected that accessibility to existing facilities would be reduced relative to</p>		<p>affect the health of existing residents living in close proximity to development sites particularly as the City's road network is affected by existing air quality issues. In the longer term, new development may further increase traffic congestion which could also adversely affect human health due to air quality impacts.</p> <p>Subject to the location of sites and urban extensions, development may result in the loss of open space which could affect the promotion of healthy lifestyles. However, in locating development along key transport corridors and within/adjacent to the urban area, this option is expected to help ensure that new development is accessible to health facilities and an urban extension approach may increase the feasibility of health care and open space provision as part of new development. It would be anticipated that this option would deliver the majority of new housing and economic development in highly accessible locations which may</p>
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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				<p>accessible locations (i.e. within or adjacent to the urban area) which may promote walking and cycling. Care will however need to be taken to ensure that any new settlement is afforded a high degree of accessibility in this regard through incorporating measures which promote walking and cycling.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	<p>and the scale of development in these locations is likely to be such that additional provision may not be viable and, further, could increase pressure on existing facilities.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	<p>Option 1 given the increased focus on new settlement provision.</p> <p>Whilst new settlements are likely to provide a range of services, facilities and job opportunities, it is anticipated that there would be an increased need to travel compared to those option which focus more development within or adjacent to urban areas. Care will therefore need to be taken to ensure that new settlements are afforded a high degree of accessibility in this regard through incorporating measures which promote walking and cycling.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	<p>promote walking and cycling although an approach which prioritises development along key transport corridors could also encourage transport by other modes.</p>			
3	Improve education, skills development and training for an effective workforce	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	<p>Development located within/adjacent to the main urban area is expected to help ensure that prospective residents have good access to educational facilities. However, there is a risk that new development in areas such as Clifton could further increase pressure on existing educational facilities, particularly</p>	+ -	<p>Effects associated with the implementation of Option 2 on this objective are likely to be similar to those identified in relation to Option 1. However, in directing new development towards villages as opposed to a new settlement, this option could place further pressure on existing educational facilities.</p>	+	<p>Effects associated with the implementation of this option are likely to be similar to those identified in relation to Options 1 and 2. In directing a greater proportion of development to new settlements, this option may reduce pressure on existing educational facilities within urban</p>	+	<p>Effects associated with the implementation of this options are likely to be similar to those identified in relation to Option 1.</p>

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				<p>primary schools. Notwithstanding, an approach incorporating urban extensions and a new settlement would be likely to enable the provision of new educational facilities as part of new developments. However, care will need to be taken to ensure that development particularly associated with the new settlement is accessible to educational facilities.</p> <p>As noted under the assessment against Objective 1, this option is expected to meet the overall housing requirements for the City of York over the plan period. This will include student housing and the option is therefore considered likely to support the City's further and higher educational institutions. New economic development within/adjacent to the City Centre may also present opportunities to complement or support the City's institutions e.g. by supporting the Science City Sector.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>		<p>Further, development at villages may not be of a scale viable to support new educational provision. In consequence, this option has been assessed as having a mixed positive and negative effect on this objective.</p>		<p>areas although care will need to be taken to ensure that development particularly associated with new settlements incorporates/is accessible to educational facilities.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>		
4	Create jobs	• Help deliver conditions for business	++	In focusing new economic	++	The type and magnitude	++	The type and magnitude	++	The type and magnitude

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	and deliver growth of a sustainable , low carbon and inclusive economy	<ul style="list-style-type: none"> success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 		<p>development within/adjacent to the existing built up area, this option is expected to help improve the viability and vitality of the City Centre. Further, an approach which incorporates urban extensions and a new settlement is expected to help deliver a range of employment sites, supporting the expansion of indigenous businesses and attracting inward investment. This is likely to help York fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region.</p> <p>As noted above, new economic development within/adjacent to the City Centre may also present opportunities to complement or support the City's educational institutions e.g. by supporting the Science City Sector. This is likely to help deliver a flexible and highly skilled workforce for the future of the City.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>		of effects associated with this option are likely to be similar to those identified in respect of Option 1. This option would direct a larger quantum of economic growth toward villages which could limit the range and type of sites available relative to Option 1. Nonetheless, its effects on the economy would still be expected to be significant given the potential for development within the existing urban area and at urban extensions to drive growth.		of effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2, enabling the development within the City Centre whilst providing a range of employment sites at new settlements.		of effects associated with this option are likely to be similar to those identified in respect of Options 1, 2 and 3. Under this option it would be expected that employment sites would be located in highly accessible locations which may increase the attractiveness of sites to inward investors. However, there is also a risk that in focusing development along key transport corridors this option could potentially limit the range of employment sites available.
5	Help deliver equality	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; 	++	This option will deliver a large proportion of new housing and economic	+	This option will deliver a large proportion of new housing and economic	+	Like Options 1 and 2, this option would deliver	++	In focusing new development within and adjacent to the existing

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
and access to all	<ul style="list-style-type: none"> Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	<p>development in or within close proximity to the City's most deprived areas including, for example, Westfield, Guildhall, Hull Road and Clifton wards. However, there is potential that focusing a large proportion of new development within a new settlement could draw housing away from the City's smaller settlements thereby reducing the potential to address needs within these areas, although it would be expected the option would enable some more limited growth in smaller settlements.</p> <p>New development within or in close proximity to the existing urban area is expected to help enhance the viability of existing services and facilities although there is a risk that development could increase pressure on some services such as primary school provision. Notwithstanding, an approach incorporating urban extensions and a new settlement would be likely to enable the provision of new facilities as part of new developments.</p> <p>Being within or in close</p>	<p>development in or within close proximity to the City's most deprived areas including, for example, Westfield, Guildhall, Hull Road and Clifton wards. This option would also direct a larger proportion of development toward smaller settlements which may help to address needs within these areas, although there is a risk that this approach could restrict the delivery of affordable housing given the range and type of sites available at these settlements.</p> <p>New development within or in close proximity to the existing urban area and villages is expected to help enhance accessibility to, and the viability of, existing services and facilities. In this respect, due to an anticipated lack of site availability at smaller settlements, this option is likely to lead to an increased concentration of growth within the existing urban area and at urban extensions relative to Option 1 which could increase accessibility further. New development may also increase service provision</p>	<p>development in or within close proximity to the City's most deprived areas. However, in directing potentially substantial growth away from these areas towards new settlements, positive effects on this aspect of the objective may be reduced relative to Options 1 and 2. Similarly, positive effects on the viability of existing services and facilities may be lessened under this option, although pressure on some facilities would be likely to be reduced.</p> <p>Whilst this option would deliver growth within and adjacent to the existing urban area which is expected to benefit from high levels of accessibility, care will need to be taken to ensure that new settlements are afforded a high degree of accessibility to the main urban area and incorporate a suitable range of services and facilities.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	<p>urban area and along key transport corridors, this option is expected to help ensure that new development is highly accessible. Like Options 1, 2 and 3, this option would also be expected to locate development within or in close proximity to the City's most deprived areas.</p> <p>New development that is within or in close proximity and highly accessible to the existing urban area is expected to help enhance the viability of existing services and facilities although there is a risk that development could increase pressure on some services such as primary school provision. Notwithstanding, an approach incorporating urban extensions would be likely to enable the provision of new educational facilities as part of new developments.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>		

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	Very positive impact likely		Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely			Positive or negative impact depending on how it is implemented			
					<p>proximity to the existing urban area, the majority of new development is also expected to benefit from high levels of accessibility. However, care will need to be taken to ensure that any new settlement is afforded a high degree of accessibility to the main urban area and incorporates a suitable range of services and facilities.</p> <p>On balance, this option has been assessed as having a significant positive effect on this objective.</p>					<p>although there is a risk that development could increase pressure on some services such as primary school provision. Further, whilst economic development and service provision at villages may enhance accessibility to existing and prospective residents in these settlements, development may not be of a scale required to support new facilities and services.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>			
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+	<p>As noted under the assessment against Objective 5, new development within or in close proximity to the existing urban area is expected to benefit from high levels of accessibility. Further, there is likely to be opportunities to incorporate the provision of services and facilities as part of new schemes thereby minimising the need to travel and development may stimulate investment in public transport. However, it will be important to ensure that any new settlement is accessible, well served by public</p>	+ -	<p>New development within or in close proximity to the existing urban area is expected to benefit from high levels of accessibility. In this respect, due to an anticipated lack of site availability at smaller settlements, this option is likely to lead to an increased concentration of growth within the existing urban area and at urban extensions relative to Option 1 which could increase accessibility further. However, whilst economic development and service provision at villages could reduce the need to travel, development may not be</p>	-	<p>Whilst new development within or in close proximity to the existing urban area is expected to benefit from high levels of accessibility and new settlements are likely to incorporate some services, facilities and employment opportunities, as this option would result in a substantial proportion of development being located at new settlements, away from the main urban area and City Centre, it is anticipated that it would generate a higher number of transport movements compared to</p>	++	<p>As noted above under the assessment against Objective 5, in focusing new development within and adjacent to the existing urban area and along key transport corridors, this option is expected to help ensure that new development is highly accessible. Further, there is likely to be opportunities to incorporate the provision of services and facilities as part of new schemes thereby minimising the need to travel and development may stimulate investment in, and the use of, public transport.</p>			

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				<p>transport and incorporates a range of services and facilities.</p> <p>New development is likely to generate investment in transport infrastructure within the urban area which could help address existing issues of congestion. Further, balancing housing and employment provision may help to reduce levels of in (and out) commuting. However, in the short term (during construction) and once development is complete, there is likely to be an increase in congestion within the urban area under this option although this would also be expected under baseline conditions and in this respect it is noted that congestion delay is predicted to double by 2026.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>		<p>of a scale required to support new facilities and services which could increase the need to travel relative to Option1.</p> <p>New development is likely to generate investment in transport infrastructure within the urban area which could help address existing issues of congestion. Further, balancing housing and employment provision may help to reduce levels of in (and out) commuting. However, in the short term (during construction) and once development is complete, there is likely to be an increase in congestion within the urban area under this option, particularly given the anticipated intensification of development in this area relative to Option 1. Directing some development toward villages under this option may also limit opportunities for transport infrastructure investment relative to options that incorporate new settlements.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this</p>		<p>Options 1 and 2. In consequence, Option 3 has been assessed as having a negative effect on this objective.</p>		<p>New development is likely to generate investment in transport infrastructure within the urban area which could help address existing issues of congestion. Further, balancing housing and employment provision may help to reduce levels of in (and out) commuting. As noted above, this option is likely to help encourage the use of public transport which may help reduce congestion although it should be noted that there is the potential that locating new development along key transport corridors could also serve to encourage travel by car.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>
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7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	<p>Prioritising new development within or in close proximity to the existing urban area is expected to both reduce the need to travel (by ensuring that new development is accessible and by balancing job and housing provision) and encourage alternatives to car use thereby helping to minimise greenhouse gas emissions. However, in the short term (during construction) and once development is complete, there is likely to be an increase in congestion within the urban area under this option which could have an adverse effect on this objective.</p> <p>The development of urban extensions and a new settlement may provide opportunities (in view of their anticipated scale) to incorporate renewable energy provision and decentralised energy supply which would help lower greenhouse gas emissions.</p> <p>On balance, this option has been assessed as having a positive effect on this objective.</p>	+	<p>As under Option 1, prioritising new development within or in close proximity to the existing urban area is expected to both reduce the need to travel (by ensuring that new development is accessible and by balancing job and housing provision) and encourage alternatives to car use thereby helping to minimise greenhouse gas emissions. However, in the short term (during construction) and once development is complete, there is likely to be an increase in congestion within the urban area under this option which could have an adverse effect on this objective. Further, whilst economic development and service provision at villages could reduce the need to travel, development may not be of a scale required to support new facilities and services which could increase the need to travel relative to Option1.</p> <p>The development of urban extensions may provide opportunities (in view of their anticipated scale) to incorporate renewable energy provision and</p>	+ -	<p>As noted above, this option is expected to generate a higher number of transport movements compared to Options 1 and 2 which in turn could also increase greenhouse gas emissions relative to these options, particularly if new settlements are not well served by public transport.</p> <p>The development of urban extensions and new settlements may provide opportunities (in view of their anticipated scale) to incorporate renewable energy provision and decentralised energy supply which would help lower greenhouse gas emissions.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	+	<p>Prioritising new development within or in close proximity to the existing urban area along key transport corridors is expected to both reduce the need to travel (by ensuring that new development is accessible and by balancing job and housing provision) and encourage alternatives to car use thereby helping to alleviate greenhouse gas emissions. However, it should be noted that there is the potential that locating new development along key transport corridors could also serve to encourage travel by car.</p> <p>The development of urban extensions and a new settlement may provide opportunities (in view of their anticipated scale) to incorporate renewable energy provision and decentralised energy supply which would help lower greenhouse gas emissions.</p> <p>On balance, this option has been assessed as having a positive effect on this objective.</p>

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					decentralised energy supply which would help lower greenhouse gas emissions. However, it would be anticipated that such opportunities would be less under this option give the scale of development anticipated at smaller settlements. On balance, this option has been assessed as having a positive effect on this objective.					
8	Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	-	<p>Development within the existing urban area may help to encourage the redevelopment of brownfield land, avoiding adverse impacts on biodiversity and habitat loss, although it is recognised that brownfield sites can have high biodiversity value. Further, 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.</p> <p>However, this option 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)</p>	-	<p>As under Option 1, this option is expected to help avoid adverse impacts on biodiversity and habitat loss through encouraging brownfield development and will provide opportunities to incorporate new green infrastructure and to enhance connectivity to existing assets.</p> <p>Like Option 1, this option would result in the loss of substantial areas of greenfield land which could affect habitat and species in both the short term during construction and once development is complete. Development may also restrict opportunities for people to access the natural environment. However, the scale of development at greenfield sites under</p>	--	<p>As under Options 1 and 2, this option is expected to help avoid adverse impacts on biodiversity and habitat loss through encouraging brownfield development and will provide opportunities to incorporate new green infrastructure and to enhance connectivity to existing assets.</p> <p>However, this option would involve the provision of urban extensions and the creation of new settlements resulting 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</p>	-	<p>Development within the existing urban area may help to encourage the redevelopment of brownfield land, avoiding adverse impacts on biodiversity and habitat loss, although it is recognised that brownfield sites can have high biodiversity value. Further, development of the scale envisaged at urban extensions is likely to provide opportunities to incorporate new green infrastructure and to enhance connectivity to existing assets.</p> <p>However, this option 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</p>

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				<p>impact on habitat and species in both the short term during construction and once development is complete. Development of may also restrict opportunities for people to access the natural environment.</p> <p>On balance, this option has been assessed as having a negative effect on this objective. It should be noted that potential impacts on specific European, national and local designated sites including regional, district and local green corridors is uncertain at this stage and will be dependent on the location, scale and type of new development should this option be taken forward.</p>	<p>this option may be less as a lack of site availability at smaller settlements is likely to lead to an increased concentration of growth within the existing urban area and at urban extensions. Equally, however, this could lead to increased development pressure at sites around the edge of the urban area which have high biodiversity value. Further, development at smaller settlements is likely to be in closer proximity to European and national designated sites, increasing the potential for adverse effects on these assets (although this is currently uncertain).</p> <p>On balance, this option has been assessed as having a negative effect on this objective. It should be noted that potential impacts on specific European, national and local designated sites including regional, district and local green corridors is uncertain at this stage and will be dependent on the location, scale and type of new development should this option be taken forward.</p>	<p>development is complete. Development of these sites may also restrict opportunities for people to access the natural environment.</p> <p>In view of the scale greenfield land that may be developed under this option, it has been assessed as having a significant negative effect on this objective. It should be noted that potential impacts on specific European, national and local designated sites including regional, district and local green corridors is uncertain at this stage and will be dependent on the location, scale and type of new development should this option be taken forward.</p>	<p>emissions to air) impact on habitat and species in both the short term during construction and once development is complete. Development of these sites may also restrict opportunities for people to access the natural environment.</p> <p>On balance, this option has been assessed as having a negative effect on this objective. It should be noted that potential impacts on specific European, national and local designated sites including regional, district and local green corridors is uncertain at this stage and will be dependent on the location, scale and type of new development should this option be taken forward.</p>

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9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	+	-	<p>Under this option it is anticipated that a large proportion of new development would be focused within the existing urban area which may encourage the reuse of previously developed land. However, it is also expected that the option would result in the loss of extensive areas of greenfield land particularly to accommodate urban extensions and a new settlement. In consequence, the option has been assessed as having a mixed positive and negative effect on this objective. It should be noted that potential impacts on agricultural land and soil quality will depend on the location, scale and type of new development should this option be taken forward.</p>	+	-	<p>As under Option 1, it is anticipated that a large proportion of new development would be focused within the existing urban area which may encourage the reuse of previously developed land. Under this option there may also be opportunities to develop brownfield sites within existing villages. Whilst this option is likely to result in the intensification of development within the existing urban area relative to Option 1, the option would still result in the loss of extensive areas of greenfield land particularly to accommodate urban extensions. In consequence, the option has been assessed as having a mixed positive and negative effect on this objective. It should be noted that potential impacts on agricultural land and soil quality will depend on the location, scale and type of new development should this option be taken forward.</p>	--	<p>Whilst this option would seek to focus new development within the existing urban area it would be expected to result in the loss of a substantial area of greenfield land to accommodate urban extensions and new settlements. The option could also serve to direct development away from the existing urban area to facilitate the provision of new settlements further undermining the re-use of previously developed land. In consequence, this option has been assessed as having a significant negative effect on this objective.</p>	+	-	<p>Under this option it is anticipated that a large proportion of new development would be focused within the existing urban area which may encourage the reuse of previously developed land. However, it is also expected that the option would result in the loss of extensive areas of greenfield land particularly to accommodate urban extensions. In consequence, the option has been assessed as having a mixed positive and negative effect on this objective. It should be noted that potential impacts on agricultural land and soil quality will depend on the location, scale and type of new development should this option be taken forward.</p>
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	?	<p>Effects on this objective are considered to be uncertain and will depend on the location, scale and type of new development to be taken forward.</p>	?	<p>Effects on this objective are considered to be uncertain and will depend on the location, scale and type of new development to be taken forward.</p>	?	<p>Effects on this objective are considered to be uncertain and will depend on the location, scale and type of new development to be taken</p>	?	<p>Effects on this objective are considered to be uncertain and will depend on the location, scale and type of new development to be taken</p>			

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11	Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	?	This option is not expected to have any significant effects on this objective.	?	This option is not expected to have any significant effects on this objective.	?	forward.	?	forward.
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. 	+ -	Within York there are currently three AQMAs, all of which are located within the urban area. Prioritising growth within the urban area and at urban extensions may therefore exacerbate these existing air quality issues both in the short term during construction (e.g. due to emissions to air from plant and HGV movements) and once development is complete (e.g. due to increased congestion). However, development within these locations may also reduce the need to travel (by ensuring that new development is accessible and by balancing job and housing provision) and encourage alternatives to car use thereby helping to alleviate emissions to air. However, it will be important to ensure that any new settlement is accessible, well served by public transport and incorporates a range of services and facilities in order to reduce the need to	+ -	Similar to Option 1, prioritising growth within the urban area and at urban extensions may exacerbate existing air quality issues although development within these locations may also reduce the need to travel (by ensuring that new development is accessible and by balancing job and housing provision) and encourage alternatives to car use thereby helping to alleviate emissions to air. Under this option it is likely that growth within the urban area and at urban extensions would be intensified relative to Option 1 but that beyond the urban area, development would be more dispersed. This could serve to reduce the need to travel as there would be a greater proportion of development delivered centrally and new development at villages could increase service provision in these	+ -	Like Options 1 and 2 focusing growth within the urban area and at urban extensions may exacerbate existing air quality issues although development within these locations may also reduce the need to travel (by ensuring that new development is accessible and by balancing job and housing provision) and encourage alternatives to car use thereby helping to alleviate emissions to air. Notwithstanding, this option would result in a larger proportion of development being directed away from the urban area. This could help alleviate existing air quality issues during both construction and once development is complete however, it is considered likely that this option would generate a higher number of transport movements compared to	+ -	As with Options 1, 2 and 3, focusing growth within the urban area and at urban extensions may exacerbate existing air quality issues. Additionally, under this option development would be focused along key transport corridors, many of which suffer from existing air quality issues which could be exacerbated in the short term during construction and once development is complete. However, as noted above, prioritising new development within or in close proximity to the existing urban area along key transport corridors is expected to both reduce the need to travel and on balance encourage alternatives to car use thereby helping to alleviate emissions to air, although it should be noted that there is the potential that locating new development along key transport corridors

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				<p>travel.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>		<p>locations. Equally, however, increasing development within the urban area could further exacerbate existing air quality issues whilst there remains a risk that development at villages, if not adequately served, could result in increased travel.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>		<p>Options 1 and 2 generating higher emissions to air, particularly if new settlements are not well served by public transport.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>		<p>could also serve to encourage travel by car.</p> <p>On balance, this option has been assessed as having a mixed positive and negative effect on this objective.</p>
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	<p>Parts of York and its surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of greenfield land which could increase surface water run off and, in consequence, flood risk. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.</p>	0	<p>Parts of York and its surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of greenfield land which could increase surface water run off and, in consequence, flood risk. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.</p>	0	<p>Parts of York and its surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of greenfield land which could increase surface water run off and, in consequence, flood risk. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.</p>	0	<p>Parts of York and its surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of greenfield land which could increase surface water run off and, in consequence, flood risk. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.</p>

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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. 	+	<p>Development within the existing urban area, urban extensions and a new settlement have the potential to generate a substantial impact on York's cultural heritage assets. Negative effects on these assets and the character of York may be both short term and temporary, as a result of temporary disturbance during construction, and permanent, as a result of the direct loss of assets or impacts on the setting of the City and its assets.</p> <p>However, in also directing development towards urban extensions and a new settlement, this option may help to relieve some pressure on these assets. Additionally, through development within the urban area, there may be opportunities to enhance the settings of heritage assets as well as access to them. Further, it is noted that the Approach to the Green Belt Appraisal study places strong emphasis on the need to preserve the setting and special character of York and in consequence it can be reasonably assumed that the development of allocated sites would not have a significant adverse</p>	-	Under this option, it is envisaged that a greater proportion of development would be located within and adjacent to the existing urban area relative to Option 1. Development pressure in these locations could serve to increase the risk of adverse impacts on heritage assets and the historic character and setting of the City. In consequence, this option has been assessed as having a negative effect on this objective.	--	<p>Option 3 would, compared to Options 1 and 2, potentially relieve pressure on heritage assets within the urban area by directing a large proportion of new development toward new settlements. However, the need to focus development at new settlements (alongside urban extensions) could result in the development of land that currently protects or contributes to the setting of the City.</p> <p>Overall, this option has been assessed as having a significant negative effect on this objective.</p>	-	<p>As under Options 1, 2 and 3, development within the existing urban area and urban extensions have the potential to generate a substantial impact on York's cultural heritage assets. Negative effects on these assets and the character of York may be both short term and temporary, as a result of temporary disturbance during construction, and permanent as a result of the direct loss of assets or impacts on the setting of the City and its assets. Under this option it is anticipated that a far greater proportion of new development would be located within or adjacent to the existing urban area relative to Options 1, 2 and 3 and in consequence the risk of adverse impacts on heritage assets and the historic character of the City may be increased.</p> <p>Overall, this option has been assessed as having a negative effect on this objective.</p>

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				effect in this regard.						
				On balance, this option has been assessed as having a mixed positive and negative effect on this objective.						
15	Protect and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	+ -	<p>This option is likely to result in the substantial development of greenfield land and the removal of sites from York's Green Belt. This could affect landscape character including the openness of the area and importantly may affect views from/toward Minster tower which is the key defining feature of the skyline of York. Development may also affect townscape and the visual amenity of residential and recreational receptors both in the short term during construction and once development is complete.</p> <p>However, focusing development within and adjacent to the existing urban area is expected to help minimise adverse impacts on landscape character and ease development pressure on important assets. It is also expected that the openness of the approaches to the City would be retained where possible and that the</p>	+ -	<p>As under Option 1, this option is likely to result in the substantial development of greenfield land and the removal of sites from York's Green Belt which could affect landscape character. Whilst this option would not involve the development of a new settlement, it may increase landscape/townscape impacts within and adjacent to the existing urban area whilst development at villages could affect local landscape character.</p> <p>Notwithstanding, like Option 1, development within the existing urban area may present an opportunity to improve townscape which could have a long term positive effect on this objective.</p> <p>On balance, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	--	<p>Whilst this option could serve to reduce the pressure on townscapes by directing development away from the urban area, relative to Options 1 and 2, this option is likely to result in a greater proportion of development being accommodated on greenfield land and the removal of a larger number of sites from York's Green Belt to support new settlements. This could have a substantial impact on landscape character. In consequence, this option has been assessed as having a significant negative effect on this objective.</p>	-	<p>As under Options 1 and 2, this option is likely to result in the substantial development of greenfield land and the removal of sites from York's Green Belt which could affect landscape character. Whilst this option would not involve the development of a new settlement, it may increase landscape/townscape impacts within and adjacent to the existing urban area and result in more linear forms of development which follow key transport corridors and which would be at odds with the existing compact urban form of York. In consequence, this option has been assessed as having a negative effect on this objective.</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
			<p>Green Wedges would continue to strongly influence the character of the urban edge. In this context, it is noted that the Approach to Green Belt Appraisal Study (2003) identifies these factors, amongst others, as defining the historic character and setting of York.</p> <p>Development within the existing urban area may present an opportunity to improve townscape which could have a long term positive effect on this objective.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>				
General	<p>This component of the spatial strategy considers the future distribution of development. A total of four options are identified, namely: Prioritise development within and/or as an extension to the urban area and through the provision of a single new settlement (Option 1); Prioritise development within and/or as an extension to the urban area and through provision in the villages subject to levels of services (Option 2); Prioritise development within and/or as an extension to the urban area and through the provision of new settlements (Option 3); and Prioritise development within and/or as an extension to the urban area along key sustainable transport corridors (Option 4).</p> <p>Option 1 This option has been assessed as having a significant positive effect on housing (Objective 1) and employment (Objective 4). The option is expected to meet the overall housing and employment land requirements for the City of York over the plan period and will 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 this option will 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 (Objective 5). Further positive effects were identified in respect of education (Objective 3), transport (Objective 5) and climate change (Objective 7).</p> <p>No significant negative effects were identified in respect of this option. As Option 1 would involve the development of urban extensions and a new settlement, which would result in the loss of substantial areas of greenfield land, it may 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. In</p>						

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

	<p>consequence, the option has been assessed as having a negative effect on biodiversity (Objective 8).</p> <p>Mixed positive and negative effects were identified in relation to health (Objective 2), land use (Objective 9), air quality (Objective 12), cultural heritage (Objective 14) and landscape (Objective 15). This principally reflects the benefits and potential adverse impacts associated with option's focus of new development both within and adjacent to the existing urban area and at a new settlement.</p> <p>Option 2 As under Option 1, this option has been assessed as having a significant positive effect on housing (Objective 1) and employment (Objective 4) in supporting the delivery of housing and economic development to meet the needs of the City of York. Effects against equality and accessibility (Objective 5) are, however, considered likely to be more minor as this option would direct a larger proportion of development toward smaller settlements which could restrict the delivery of affordable housing (given the range and type of sites available at these settlements). Further, there is a risk that development in these locations may not be of a scale required to support the provision of new facilities and services. Positive effects were also identified in respect of climate change (Objective 7) although those positive effects assessed a being positive against education(Objective 3) and transport (Objective 5) under Option 1 were considered to be more mixed as this option could place additional pressure on existing educational facilities and result in new development in locations that increase the need to travel (i.e. villages). Further mixed positive and negative effects were identified in relation to health (Objective 2), land use (Objective 9), air quality (Objective 12) and landscape (Objective 15).</p> <p>No significant negative effects were identified in respect of this option. Like Option 1, this option would involve the development of urban extensions which would result in the loss of substantial areas of greenfield land and could therefore affect habitat and species in both the short term during construction and once development is complete. In consequence, this option has been assessed as having a negative effect on biodiversity (Objective 8). Under this option, it is envisaged that a greater proportion of development would be located within and adjacent to the existing urban area relative to Option 1. Development pressure in these locations could serve to increase the risk of adverse impacts on heritage assets and the historic character and setting of the City. In consequence, this option has also been assessed as having a negative effect on cultural heritage (Objective 14).</p> <p>Option 3 Like Options 1 and 2, this option has been assessed as having a significant positive effect on housing (Objective 1) and employment (Objective 4) in supporting the delivery of housing and economic development to meet the needs of the City of York. Positive effects were also identified in respect of objectives relating to education (Objective 3) and equality and accessibility (Objective 5).</p> <p>The potential for significant negative effects have been identified in respect of biodiversity (Objective 8), land use (Objective 9), cultural heritage (Objective 14) and landscape (Objective 15). This primarily reflects the scale of development that would be required on greenfield sites within the Green Belt under this option to accommodate new settlements and the potential for adverse impacts on ecology and landscape character. This option was also assessed as having a negative effect on transport as it would result in a substantial proportion of development being located at new settlements, away from the main urban area and City Centre which may increase the need to travel. In view of the potential increase in transport movements associated with this option, effects on climate change were considered to be more mixed relative to Options 1 and 2. Further mixed positive and negative effect were identified in respect of objectives relating to health (Objective 2) and air quality (Objective 12).</p> <p>Option 4 Option 4 was also assessed as having a significant positive effect on housing (Objective 1) and employment (Objective 4) in supporting the delivery of housing and economic development to meet the needs of the City of York. In focusing new development within and adjacent to the existing urban area and along key transport corridors, this option is expected to help ensure that new development is highly accessible and in</p>
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	<p>consequence it has also been assessed as having a significant positive effect on equality and access (Objective 5) and transport (Objective 6). Further positive effects were identified in respect of education (Objective 3) and climate change (Objective 7).</p> <p>This option was not assessed as having any potentially significant negative effects against any of the SA Objectives. As under the other spatial distribution options, minor negative effects were identified in relation to biodiversity due to the potential for adverse impacts on ecology associated in particular with development on greenfield land. Further negative effects were also assessed against cultural heritage (Objective 14) and landscape (Objective 15) principally due to the potential for adverse impacts on the setting and special character of York as it is envisaged as additional growth would need to be accommodated within the urban area whilst focusing development along key transport corridors could result in more linear forms of development which would be at odds with the existing compact urban form of York.</p> <p>Mixed positive and negative effects were identified in relation to health (Objective 2), land use (Objective 9) and air quality (Objective 12).</p>						
Preferred Approach	<ul style="list-style-type: none"> Environmental Impact: The preferred option would involve the development of urban extensions and a new settlement which would result in the loss of substantial areas of greenfield land, generating 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. Whilst the provision of a new settlement and development at urban extensions and within the urban area may affect cultural heritage assets and landscape character, focusing development within and adjacent to the existing urban area is expected to help ease development pressure on important assets. It is also expected that the openness of the approaches to the City would be retained where possible and that the Green Wedges would continue to strongly influence the character of the urban edge. New development within or in close proximity to the existing urban area is expected to benefit from high levels of accessibility, minimising emissions to air. Economic Impact: The preferred option is expected to meet the overall housing and employment land requirements for the City of York over the plan period and will 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. The preferred option may also complement or support the City's educational institutions e.g. by supporting the Science City Sector. Social Impact: The preferred option will 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. Development located within/adjacent to the main urban area is also expected to help ensure that prospective residents have good access to health and educational facilities. 						
Recommendations	<p>The preferred option should include measures which:</p> <ul style="list-style-type: none"> Help ensure that the needs of smaller settlements are met. Protect important open space and encourage new provision as part of new development. Ensure that any new settlement is afforded a high degree of accessibility including measures that promote walking and cycling and encourage public transport use. Encourage renewable energy provision, particularly at larger sites and within the new settlement. Seek to avoid development in locations affected by poor air quality. Avoid development in locations that have high biodiversity and landscape value. 						

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5.5: Strategic Site Development Principles							
SA Objective			Option 1 Rely on the National Planning Policy Framework to guide Strategic Site development.			Option 2 Provide local level policy to guide Strategic Site development.	
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	+	<p>This option, alongside other Local Plan policy on housing, would be expected to support the delivery of housing at strategic sites to meet identified needs. This would be in accordance with the NPPF which seeks to deliver sustainable, inclusive and mixed communities. However, in not providing specific guidance on housing provision at strategic sites, opportunities may be lost to realise the full benefits to housing provision that strategic sites can deliver (e.g. by seeking to maximise the delivery of affordable housing).</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	+	<p>This option is expected to help ensure that housing delivery on strategic sites meets identified need. This approach may also offer additional flexibility relative to Option 1 to provide specific guidance on the mix of housing to be provided at strategic sites in terms of size, type and tenure which could, for example, maximise the delivery of affordable housing at such sites.</p> <p>Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.</p>	
2	Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open-space / multi-functional open space; Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	+	-	<p>The NPPF provides strong policy on the promotion of healthy communities including, for example, in respect of the integration of housing and economic uses with community facilities and services, open space provision as well as on pollution control. Therefore, it is expected that these principles would underpin development at strategic sites. However, without strong local direction opportunities may be lost to ensure that new development is integrated with existing facilities and green infrastructure. Further, an approach that relies on NPPF policy may generate long term pressure on existing health facilities and open space and could disincentivise the delivery of new facilities as part of strategic site development.</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	+	<p>It is expected that this option would help to ensure that development at strategic sites incorporates appropriate open space and health facility provision and that such provision is phased alongside development and integrated with existing facilities. Further, a localised policy approach will help to ensure that proposals incorporate measures to encourage walking and cycling and ensure that health facilities are accessible. Overall, the option has been assessed as having a positive effect on this objective.</p>
3	Improve education, skills development and training for an effective	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	-	<p>The NPPF supports the delivery of educational facilities to meet the needs of the community. However, there is currently pressure on primary school places in some areas of York due to rising demand. Reliance on the NPPF to guide development at strategic sites may undermine efforts to plan positively for increased demand i.e. by ensuring that new development takes account of impacts on educational facility provision. Further, a</p>	+	<p>It is expected that this option would help to ensure that the provision of educational facilities and development at strategic sites are aligned (e.g. by ensuring that strategic sites contribute to educational provision). Local policy guiding development at strategic sites may also help realise the strategic priorities of sub regionally important higher a</p>

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	workforce.			reliance on the NPPF may mean that opportunities to support further and higher education in the City (for example, through ensuring that, where appropriate, sites delivery student accommodation) are lost. This has been assessed as having a mixed positive and negative effect on this objective.			further education institutions including the University of York. Overall, this option has been assessed as having positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.
4	Create jobs and deliver growth of a sustainable , low carbon and inclusive economy.	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • Deliver and promote stable economic growth; • Enhance the city centre and its opportunities for business and leisure; • Provide the appropriate infrastructure for economic growth; • Support existing employment drivers; • Promote a low carbon economy. 	+	<p>Strategic sites are likely to be play an important role in meeting economic growth objectives for the City of York. Reliance on the NPPF as opposed to more locally specific criteria may create more uncertainty with respect to the potential for identified employment sites to meet local needs and generate local employment opportunities. Further, opportunities could be lost to ensure that strategic sites deliver the range and type of premises that will help support the realisation of the York Economic Strategy (e.g. by facilitating faster growth in advanced manufacturing, science and research, financial and professional services, and tourism and leisure sectors) and are supported by appropriate infrastructure.</p> <p>Notwithstanding, one of the core planning principles of the NPPF is to proactively drive and support sustainable economic development and in consequence, it would be expected that reliance on the NPPF to guide development at strategic employment sites would have a positive effect on this objective.</p>	+	<p>This option presents an opportunity to ensure, through the provision of locally specific criteria, that development at strategic employment sites supports the delivery of wider Plan economic objectives and spatial 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. This may be achieved by, for example, including guidance on the type of sectors that will be supported by development at strategic sites, infrastructure requirements and explicit wording which reflects the need to support the wider York Economic Strategy. This approach may also help deliver development at strategic sites that supports a low carbon economy (e.g. by including requirements for renewable energy provision at strategic sites).</p> <p>Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.</p>	
5	Help deliver equality and access to all.	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 	+	<p>Guidance contained within the NPPF seeks to ensure that development supports inclusive communities and places a strong emphasis on accessibility. In consequence, a policy approach that relies on the NPPF (as well as other Local Plan policy) to guide development at strategic sites is expected to have a positive effect on this objective. Notwithstanding, opportunities may be lost to provide more locally specific guidance on, for example, affordable housing, service provision and accessibility that reflects local circumstances and which maximises the benefits that could be derived from development at strategic sites.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	+	<p>This approach is likely to help ensure that housing and economic development at strategic sites meets specific local needs, helping to address imbalances of equality and deprivation across York. Further, through the adoption of local level policy to guide development at strategic sites there may be an opportunity to maximise community benefits arising from such schemes (e.g. by requiring the on-site provision of services and infrastructures, ensuring that development is well connected to, and does to adversely affect, existing provision, and requiring contributions to strategic community infrastructure and services off site).</p> <p>Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.</p>	
6	Reduce the	<ul style="list-style-type: none"> • Deliver development where it is 	+	The NPPF places strong emphasis on accessibility as well on	+	This option will provide an opportunity to ensure that	

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	need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 		<p>sustainable transport. It can therefore be reasonably assumed that development at strategic sites under this option would be delivered in accordance with these principles, generating a positive effect on this objective. Notwithstanding, a lack of localised policy provision may affect the ability of the Plan to ensure with certainty that strategic development is well connected to existing public transport, delivers improvements to existing infrastructure and promotes mixed use development.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>		<p>development at strategic sites is well connected to existing public transport and, where appropriate, delivers necessary improvements to infrastructure, promotes mixed use development which reduces the need to travel and encourages walking and cycling. Specific policy on strategic sites may also enable guidance to be provided covering car parking standards (which can help manage travel demand) and contributions to off-site strategic transport infrastructure.</p> <p>Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.</p>	
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	<p>Addressing and adapting to climate change is one of the core planning principles of the NPPF and in consequence it can be assumed that new development at strategic sites under this option would be delivered in accordance with these principles, generating a positive effect on this objective. However, reliance on the NPPF could mean that opportunities to encourage specific standards of sustainable design and on site renewable provision are missed. Further, as noted above, a lack of localised policy provision may also affect the ability of the Plan to ensure with certainty that strategic development is well connected to existing public transport, delivers improvements to existing infrastructure and promotes mixed use development, which could reduce emissions.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	+	<p>Under this option detailed guidance on sustainable design and renewable energy provision at strategic sites could be provided including, for example, in respect of the potential for district heating systems. In this context it is noted that The Renewable Energy Strategic Viability Study advises that CHP and district heating should be explored on several of York's key development opportunities. Further, as noted above, this option will provide an opportunity to ensure that development at strategic sites reduces the need to travel and promotes sustainable modes of transport which will in-turn reduce emissions.</p> <p>Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.</p>	
8	Conserve or enhance green infrastructure, bio-diversity, geo-diversity, flora and fauna for accessible high quality and	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	+	<p>The NPPF includes strong policy which seeks to protect, and where appropriate deliver net gains in, biodiversity. It can be assumed that new development at strategic sites under this option would be delivered in accordance with these principles, generating a positive effect on this objective.</p>	+	<p>As under Option 1, it is expected that this option will ensure that nature conservation assets are conserved and enhanced. However, this approach is expected to help ensure that development at strategic sites complements a strategic approach to planning for green infrastructure across York. This may help to ensure, for example, that linkages between assets are maintained and enhanced and new opportunities for habitat creation realised.</p> <p>Overall, the option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.</p>	

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	connected natural environment						
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	This option does not identify or allocate strategic sites and in consequence, effects on this objective are not expected to be significant.	0	This option does not identify or allocate strategic sites and in consequence, effects on this objective are not expected to be significant.	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	+	The NPPF supports the efficient use of resources such as water as well as ensuring their quality. It can be assumed that new development at strategic sites under this option would be delivered in accordance with these principles, generating a positive effect on this objective.	+	The provision of detailed local guidance on development at strategic sites is expected to help ensure that development does not adversely affect water quality. Relative to Option 1, guidance could be more locally specific (e.g. in respect of surface water run off rates and requirements for SuDS). This approach may also provide an opportunity to include specific guidance which seeks to reduce water consumption (e.g. by requiring the incorporation of water efficiency measures). Overall, the option has been assessed as having a positive effect on this objective.	
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. 	+	The NPPF encourages the efficient use of resources and the minimisation of waste which, alongside other Local Plan policies, is expected to have a positive effect on this objective.	+	This approach may enable the setting of specific, strategic site standards (e.g. under the Code for Sustainable Homes) which promote the sustainable management of waste and resource use (e.g. through the use of sustainable materials, the incorporation of facilities which enable the sustainable management of waste and the on-site provision of waste management facilities). Overall, this option has been assessed as having a positive effect on this objective.	
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 	+	The NPPF states that local authorities should sustain compliance with and contribute towards EU limit values or national objectives for pollutants and that planning decisions should ensure that any new development in AQMAs is consistent with the local air quality action plan. However, as noted above, a lack of localised policy provision may affect the ability of the Plan to ensure with certainty that strategic	+	The provision of local policy guidance on development at strategic sites would be expected to cover environmental impacts which may include air quality. Further, as noted above, this option will provide an opportunity to ensure that development at strategic sites reduces the need to travel and promotes sustainable modes of transport which will in-turn reduce emissions. Overall, this option has been	

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		<ul style="list-style-type: none"> low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 		<p>development is well connected to existing public transport and, where appropriate delivers improvements to infrastructure and promotes mixed use development which reduces the need to travel (and associated emissions).</p> <p>Taking into account the NPPF and the expectation that other Local Plan policy will seek to reduce air quality impacts and promote sustainable transport, this option has been assessed as having a positive effect on this objective.</p>			assessed as having a positive effect on this objective.
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). 	+	This option does not identify or allocate strategic sites and in consequence, effects on this objective are not expected to be significant. Notwithstanding, the NPPF supports flood risk mitigation and in consequence, this option has been assessed as having a positive effect on this objective.	+		Local policy on development at strategic sites could include guidance on flood risk. The requirement for specific strategic site guidance would be dependent on the extent of guidance contained in other parts of the Plan and the nature of strategic sites taken forward.
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 Six Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+	<p>The NPPF, allied with other Local Plan policy, would be expected to help ensure that development at strategic sites protects heritage assets. However, despite the strong protection afforded to heritage assets within the NPPF, reliance on national planning policy to guide development (and other Local Plan policy) at strategic sites may undermine opportunities to ensure that heritage is given sufficient weight in the consideration of development proposals and, moreover, that development reflects the local context. Further, without a strong strategic approach, opportunities to enhance heritage assets and to utilise them to promote wider economic growth may be lost.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	+		<p>This approach would be expected to help ensure that York's heritage assets are a key consideration in taking forward development at strategic sites. It would provide an opportunity to ensure that proposals take full account of the local context (e.g. by protecting views of York Minster) and may help to encourage the enhancement of assets.</p> <p>Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.</p>
15	Conserve 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 	+	The NPPF seeks to protect and enhance landscape character and also places strong emphasis on high quality design. It can be assumed that new development at strategic sites under this option would be delivered in accordance with these principles, generating a positive effect on this objective. However, despite the strong protection afforded to landscape and design within the NPPF, reliance on national planning policy to guide	+		This approach would be expected to help ensure that York's landscape/townscape is a key consideration in taking forward development at strategic sites. It would provide an opportunity to ensure that proposals take full account of the local context (e.g. by protecting views of York Minster) and may help to encourage the enhancement of landscape character and townscape (e.g. through linking development

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		line with the "landscape and Setting" within the Heritage Topic Paper.		development at strategic sites may undermine opportunities to ensure that landscape is given sufficient weight in the consideration of development proposals and, moreover, that development reflects, and where possible enhances, local landscape character.		with the wider green infrastructure network). Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.	
General	<p>This component of the spatial strategy considers two options covering development at strategic sites, namely: Rely on the National Planning Policy Framework to guide Strategic Site development (Option 1); and Provide local level policy to guide Strategic Site development (Option 2).</p> <p>Option 1 No significant positive effects have been identified in respect of this option. The NPPF includes a range of policy measures designed to, inter-alia, support housing and economic development, protect and enhance the built and natural environment and address climate change. In consequence, this option has been assessed as having a positive effect across the majority of the SA Objectives. However, not providing locally specific policy to guide development at strategic sites may affect the ability of the Plan to ensure that proposals fully reflect the local context (e.g. in respect of the natural and built environment) and, further, opportunities to maximise the potential benefits that could arise from development (e.g. in respect of the provision of affordable housing, local services and facilities etc) could be lost. In this context, mixed positive and negative effects on health (Objective 2) and education (Objective 3) were identified which primarily reflects the potential that reliance on the NPPF may generate long term pressure on existing health facilities, open space and primary schools and could disincentivise the delivery of new facilities as part of strategic site development.</p> <p>No significant negative or negative effects have been identified during the assessment.</p> <p>Option 2 This option has been assessed as having a positive effect across the majority of the SA Objectives. Local policy covering development at strategic sites would reflect the overarching Plan objectives for sustainable development and help ensure that proposals take full account of the local context. Further, this option could help to maximise the potential benefits that may be derived from new development to the local communities in which sites are located and beyond. This has the potential to generate significant positive effects across several SA objectives including in respect of housing (Objective 1), education (Objective 3), employment (Objective 4), transport (Objective 6), climate change (Objective 7), biodiversity (Objective 8), cultural heritage (Objective 14) and landscape (Objective 15), although this is subject to the scope of specific policy wording which is currently uncertain.</p> <p>The option is not expected to generate any significant or minor negative effects.</p>						
Preferred Approach	<ul style="list-style-type: none"> • Environmental Impact: The preferred option will help to conserve and enhance the City's important built and environmental assets and has the potential to reduce resource use and emissions to air. • Economic Impact: The preferred option presents an opportunity to ensure that development at strategic employment sites supports the delivery of wider Plan economic objectives and spatial 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. • Social Impact: The preferred option is expected to help ensure that housing delivery on strategic sites meets identified need and is aligned with the provision of community facilities and services. 						
Recommendations	<p>In drafting detailed policy wording, consideration should be given to:</p> <ul style="list-style-type: none"> • Identifying specific affordable housing requirements on strategic sites, if appropriate. • Ensuring that development is well connected to existing community services and facilities including green infrastructure. 						

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	<ul style="list-style-type: none"> • Requiring the provision of community facilities, services and infrastructure to meet local community as well as strategic needs. • Aligning policy wording with the vision/objectives of the York Economic Strategy. • Requiring development to promote sustainable modes of transport including walking and cycling. • Including guidance relating to car parking standards, if appropriate. • Requiring contributions to strategic transport infrastructure, if required. • Requiring specific standards of design including in respect of the provision of renewable energy infrastructure, if appropriate. • Including locally specific principles which reflect the characteristics of York’s natural and built environment
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		5.6: The Role of York’s Green Belt		5.7: Safeguarded Land	
SA Objective		Option 1 Identify ‘preserve the setting and special character of York’ as the primary purpose of York’s Green Belt.	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.	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.
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. 	+ In identifying a primary purpose of the York Green Belt (to preserve the setting and special character of York), this option may enable a greater degree of flexibility with respect to land that could be excluded from the Green Belt. This may in-turn increase the extent of land that could be taken forward for housing development to meet identified needs. In consequence, this option has been assessed as having a positive effect on this objective.	- This option would give equal weight to all Green Belt purposes identified within the NPPF. This could potentially limit the volume of land excluded from the Green Belt and made available for housing (relative to Option 1) as there could be reduced flexibility, meaning that identified needs are not met. In consequence, this option has been assessed as having a negative effect on this objective.	+ - Under this option, sites would be excluded from the Green Belt to meet longer term development needs (i.e. beyond the plan period) including for housing. In consequence, the option has been assessed as having a positive effect on this objective. Notwithstanding, in allocating sites at this stage, this option may restrict future flexibility to respond to changes in circumstances such as updated housing requirement forecasts and could result in sites that would not be developable or deliverable in the future	+ This option would safeguard a range of sites in the Green Belt that may be required to meet longer term development needs (i.e. beyond the plan period) including for housing. Relative to Option 3, this has the potential to provide a greater degree of flexibility in respect of site choice in the future and, by extension, the ability of Plan reviews to respond to changes to the socio-economic and environmental baseline. In consequence, the option has been assessed as having a positive effect on this objective.

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							being allocated which may undermine the ability of future plans to meet housing needs. This has been assessed as having a negative effect on this objective.			
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. 	0	This option would continue to restrict development within the Green Belt, in accordance with policy contained within the NPPF. This will encourage development within the urban area which in-turn is likely to help ensure that new development is accessible to health facilities. Further, the option may help to protect land from development that fulfils an open space function (for example, the City's Green Wedges), thereby supporting healthy lifestyles. Notwithstanding, in identifying the primary purpose of the Green Belt, the option may result in the exclusion of a larger area of land from the Green Belt (relative to Option 2) which may (depending on its use) perform an open space function (although this is not a specific Green Belt purpose) in the longer term. Overall, this option has been assessed as having a neutral effect on this objective.	0	Under Option 2, it is assumed that the volume of land excluded from the Green Belt would be less (relative to Option 1). This would help to ensure that Green Belt which performs an open space function would be retained. This approach may also result in an increase concentration of development within the existing urban area. However, whilst this could protect open space within the Green Belt from development, increased development pressure may lead to a loss of urban open space which could have an adverse effect on this objective. Overall, the option has been assessed as having a neutral effect on this objective.	+ -	Excluding sites from the Green Belt to meet long term growth requirements may help to ensure that the Green Belt endures beyond the plan period. This could serve to protect important areas open space, facilitating healthy lifestyles. However, site allocation could potentially increase pressure for development on these sites, resulting in the loss of open space earlier, although this is currently uncertain. Given the inherent uncertainties in forecasting future land requirements, this option could result in land being unnecessary excluded from the Green Belt and could potentially affect the ability of future policy to respond to changes in circumstances such as the need for additional open space, undermining the ability of future plans to promote healthy lifestyles. Further, should allocated sites no longer be appropriate (due to changes in the baseline), it may be necessary to	+	Safeguarding land within the Green Belt may help to protect important areas of open space, facilitating healthy lifestyles. However, in the longer term (i.e. beyond the plan period) there is potential for safeguarded Green Belt land which serves an open space function to be lost which, without adequate replacement provision, could have a negative effect on health. Notwithstanding, this option would afford a greater degree of flexibility relative to Option 3 and overall it has been assessed as having a positive effect on this objective.

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								review Green Belt boundaries which presents the risk of loss of additional open space. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.		
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. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	+ / -	This option will enable the allocation of sites to meet long term development needs which may include educational facilities. However, the allocation of sites now could undermine the future ability of the Council to respond to changes in circumstances beyond the plan period which could include, for example, the need for additional educational facilities. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	+	Under this option, land could be safeguarded to meet longer term educational needs. Relative to Option 3, this option also has the potential to provide a greater degree of flexibility in respect of site choice in the future and, by extension, the ability of Plan reviews to respond to changes in the socio-economic and environmental baseline. This has been assessed as having a positive effect on this objective.
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. 	+	In identifying a primary purpose of the York Green Belt (to preserve the setting and special character of York), this option could enable a greater degree of flexibility with respect to land that could be excluded from the Green Belt. This may in-turn increase the extent of land that could be taken forward for economic development to meet needs in the longer term (relative to Option 2). In consequence, this option	-	This option would give equal weight to all Green Belt purposes identified within the NPPF. This could limit the volume of land made available for economic development in the longer term (relative to Option 1) meaning that objectives for economic growth are not met. In consequence, this option has been assessed as having a negative effect on this objective.	+ / -	Under this option sites would be excluded from the Green Belt to meet longer term development needs (i.e. beyond the plan period) including for employment and in consequence, the option has been assessed as having a positive effect on this objective. Notwithstanding, in allocating sites at this stage, this option may restrict future flexibility to respond to changes in	+	Under this option, land could be safeguarded to meet longer term employment needs. Relative to Option 3, the has the potential to provide a greater degree of flexibility in respect of site choice in the future and, by extension, the ability of Plan reviews to respond to changes in the socio-economic and environmental baseline. In consequence, the option has been assessed

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				has been assessed as having a positive effect on this objective.				circumstances such as updated employment land requirements forecasts and other economic conditions and could result in sites that would not be developable or deliverable in the future being allocated which may undermine the ability of future plans to accommodate economic growth. This has been assessed as having a negative effect on this objective.	as having a positive effect on this objective.	
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. 	+	Green Belt policy will help focus new development within the urban area which in-turn is expected increase accessibility. It is assumed that this option would potentially facilitate the exclusion of a larger area of land from the Green Belt to meet the development needs of York (relative to Option 2). This approach may therefore provide greater scope (relative to Option 2) to meet affordable housing needs and deliver community facilities and services in the longer term. The development of land excluded from the Green Belt could (subject to their location) mean that relatively inaccessible sites come forward and may draw development away from the urban area,	+ -	As under Option 1, Green Belt policy will help focus new development within the urban area which in-turn is expected increase accessibility. Under this option it is expected that less land would be excluded from the Green Belt (relative to Option 1). Whilst this could in theory increase the concentration of development within the existing urban area (thereby enhancing the accessibility of development), it is considered more likely that this approach would restrict development coming forward in the longer term to meet needs. Overall, the option has been assessed as having a mixed positive and negative effect on	+ -	This option may enable the allocation of sites to meet long term development needs including in respect of community facilities and services. However, the allocation of sites now could undermine the future ability of the Council to respond to changes in circumstances and community needs beyond the plan period. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	+	Under this option, land could be safeguarded to meet longer term needs for services and facilities as well as housing (including affordable provision). This has been assessed as having a positive effect on this objective.

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				reducing accessibility. Overall, this option has been assessed as having a positive effect on this objective.			this objective.			
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+	<p>Green Belt policy will help focus new development within the urban area which in-turn is expected to promote the use of walking, cycling and public transport. However, focusing economic development within the City of York could also increase in-commuting. As noted above, the development of land excluded from the Green Belt (subject to its location), mean that relatively inaccessible sites come forward and may draw development away from the urban area, reducing accessibility. However, it is assumed that any such development would be accessible.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	+	-	<p>As under Option 1, Green Belt policy will help focus new development within the urban area which in-turn is expected to promote the use of walking, cycling and public transport. However, focusing economic development within the City of York could also increase in-commuting. Applying equal weight to all Green Belt purposes under this option could result in a greater focus of development within the existing urban area (relative to Option 1).</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	+	?	<p>Excluding sites from the Green Belt to meet long term growth requirements may help to ensure that the Green Belt endures beyond the plan period which could in-turn (in accordance with policy contained within the NPPF) help focus new development within the urban area thereby reducing the need to travel and promoting more sustainable forms of transport. In the longer term (i.e. once sites come forward) development on allocated sites excluded from the Green Belt may increase the need to travel by car (as sites may not benefit from public transport provision and would not be centrally located). However, until sites are identified and detailed proposals known effects in this regard are considered to be uncertain. Notwithstanding, this option could potentially affect the ability of future policy to respond to changing circumstances such as public transport provision and in</p> <p>This policy will protect Green Belt land from development during the plan period (and possibly beyond). In accordance with policy contained within the NPPF, this is expected to help focus new development within the urban area thereby reducing the need to travel and promoting more sustainable forms of transport. In the longer term, should safeguarded sites come forward, these would be expected to be outside the urban area and development may therefore increase the need to travel by car (as sites may not benefit from public transport provision and would not be centrally located). However, until safeguarded sites are identified and detailed proposals known effects in this regard are considered to be uncertain. Overall this option has been assessed as having a positive effect on this objective for the duration of the plan but an uncertain effect in the</p>

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							consequence, this option could have an adverse effect on this objective in the longer term. Overall, the option has been assessed as having a mixed positive and negative effect on this objective.		longer term.	
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+	<p>As noted above, Green Belt policy will help focus new development within the urban area which in-turn is expected to promote the use of walking, cycling and public transport and in-turn reduce greenhouse gas emissions. However, focusing economic development within the City of York could also increase in-commuting. The development of land excluded from the Green Belt could (subject to its location) mean that relative inaccessible sites come forward and may draw development away from the urban area, reducing accessibility and increasing emissions associated with transport. However, it is assumed that any such development would be accessible.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	+	<p>As under Option 1, Green Belt policy will help focus new development within the urban area which in-turn is expected to promote the use of walking, cycling and public transport and reduce greenhouse gas emissions. However, focusing economic development within the City of York could also increase in-commuting. Applying equal weight to all Green Belt purposes under this option may result in a greater focus of development within the existing urban area (relative to Option 1). However, it is assumed that any such development would be accessible.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	+ -	<p>As noted above, excluding sites from the Green Belt to meet long term growth requirements may help to ensure that the Green Belt endures beyond the plan period which could in-turn (in accordance with policy contained within the NPPF) help focus new development within the urban area thereby reducing the need to travel, promoting more sustainable forms of transport and reducing associated greenhouse gas emissions. In the longer term (i.e. once sites come forward) development on allocated sites excluded from the Green Belt may increase the need to travel by car and associated emissions (as sites may not benefit from public transport provision and would not be centrally located). However, until sites are identified and detailed proposals known effects in this regard are considered to be uncertain. Notwithstanding, this option could potentially</p>	+ ?	<p>As noted above, this policy will protect Green Belt land from development during the plan period (and possibly beyond). In accordance with policy contained within the NPPF, this is expected to help focus new development within the urban area thereby reducing the need to travel, promoting more sustainable forms of transport and reducing associated greenhouse gas emissions. In the longer term, should safeguarded sites come forward, these would be expected to be outside the urban area and development may therefore increase the need to travel by car and associated emissions (as sites may not benefit from public transport provision and would not be centrally located). However, until safeguarded sites are identified and detailed proposals known effects in this regard are</p>

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								affect the ability of future policy to respond to changing circumstances such as public transport provision and in consequence, this option could have an adverse effect on this objective in the longer term. Overall, the option has been assessed as having a mixed positive and negative effect on this objective.		considered to be uncertain. Overall this option has been assessed as having a positive effect on this objective for the duration of the plan but an uncertain effect in the longer term.
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. 	+ -	<p>This option would continue to restrict development within the Green Belt, in accordance with policy contained within the NPPF. This will encourage development within the urban area which in-turn is likely to help conserve green infrastructure and biodiversity, although it is recognised that urban sites can have high biodiversity value. Notwithstanding, in identifying the primary purpose of the Green Belt, the option may result in the exclusion of a larger extent of land from the Green Belt relative to Option 2 and associated habitat (although this is not a specific Green Belt purpose) in the longer term. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	+	Under Option 2, it is assumed that less land would be excluded from the Green Belt (relative to Option 1). This would help to conserve Green Belt habitat. Overall, the option has been assessed as having a positive effect on this objective.	+ -	Excluding sites from the Green Belt to meet long term growth requirements may help to ensure that the Green Belt endures beyond the plan period. This could serve to protect habitat and species. However, site allocation could potentially increase pressure for development on these sites, resulting in the loss of habitat earlier, although this is currently uncertain. Further, given the inherent uncertainties in forecasting future land requirements, this option could result in land being unnecessarily excluded from the Green Belt and could potentially affect the ability of future policy to respond to changes to the ecological baseline. Additionally, should allocated sites no longer be appropriate (due to changes in the baseline), it may be necessary to	+	<p>Safeguarding land will ensure the protection of the Green Belt for the duration of plan and possibly beyond. This will encourage development within the urban area which in-turn is likely to help conserve green infrastructure and biodiversity, although it is recognised that urban sites can have high biodiversity value. In the longer term, safeguarded land may come forward for development which could result in the loss of habitat and disturbance to biodiversity. Notwithstanding, this option would afford a greater degree of flexibility (relative to Option 1) to respond to changing circumstances including in respect of ecology and overall it has therefore been assessed as having a positive effect</p>

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										review Green Belt boundaries which presents the risk of further adverse effects on biodiversity.		on this objective.
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	++	<p>One of the specific purposes of Green Belt is to encourage the recycling of derelict land and other urban land. Whilst this option identifies the primary purpose of the Green Belt as being to preserve the setting and special character of York, it would be expected that the spatial strategy would continue to support the development of urban land, generating a significant positive effect on this objective. This option may draw development away from the urban area although it is assumed that sites excluded from the Green Belt would only come forward once appropriate opportunities within the existing urban area have been realised.</p>	++	As with Option 1, this option would be expected to generate a significant positive effect on this objective by encouraging the recycling of derelict land and other urban land.	+ -	<p>Excluding sites from the Green Belt will help to ensure that the Green Belt endures beyond the plan period which may in-turn help to encourage the recycling of derelict and other urban land for the duration of the plan and possibly beyond, in accordance with the purposes of the Green Belt set out in the NPPF. However, in the longer term (i.e. beyond the plan period), the development of allocated sites may result in the loss of greenfield land. Further, given the inherent uncertainties in forecasting future land requirements, this option could result in greenfield land being unnecessary excluded from the Green Belt. Site allocation could also potentially increase development pressure on this land earlier in the lifetime of the Local Plan. Development of greenfield sites could affect soil quality and agricultural land, although this would be dependent on the specific characteristics of the sites ultimately taken forward for development.</p>	+	<p>The safeguarding of Green Belt land will help to encourage the recycling of derelict and other urban land for the duration of the plan and possibly beyond, in accordance with the purposes of the Green Belt set out in the NPPF. However, in the longer term (i.e. beyond the plan period), development of sites within the Green Belt may result in the loss of greenfield land. Development of greenfield sites could affect soil quality and agricultural land, although this would be dependent on the specific characteristics of the sites ultimately taken forward for development. Notwithstanding, this option would afford a greater degree of flexibility relative to Option 1 and overall it has been assessed as having a positive effect on this objective.</p>		

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							Further, should allocated sites no longer be appropriate (due to changes in the baseline), it may be necessary to review Green Belt boundaries which presents the risk of loss of additional open space. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.			
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.
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. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.
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 	+	As noted above, Green Belt policy will help focus new development within the urban area which in-turn is expected to promote the use of walking, cycling and public transport and in-turn improve air quality. However, focusing economic development within the City of York could also increase in-commuting. The development of land excluded from the Green Belt could (subject to its location), mean that relatively inaccessible sites	+	As under Option 1, Green Belt policy will help focus new development within the urban area which in-turn is expected to promote the use of walking, cycling and public transport and reduce greenhouse gas emissions. However, focusing economic development within the City of York could also increase in-commuting. Applying equal weight to all Green Belt purposes under this option may result in a greater focus of	+ -	As noted above, excluding sites from the Green Belt to meet long term growth requirements may help to ensure that the Green Belt endures beyond the plan period which could in-turn (in accordance with policy contained within the NPPF) help focus new development within the urban area thereby reducing the need to travel, promoting more sustainable forms of transport and reducing associated emissions to air. In the longer term (i.e.	+	As noted above, this policy will protect Green Belt land from development during the plan period (and possibly beyond). In accordance with policy contained within the NPPF, this expected to help focus new development within the urban area thereby reducing the need to travel, promoting more sustainable forms of transport and reducing associated emissions to air. In the longer term, should safeguarded sites

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		transport network to minimise the use of the car.		<p>come forward and may draw development away from the urban area, reducing accessibility and increasing emissions to air associated with transport. However, it is assumed that any such development would be accessible.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	<p>development within the existing urban area (relative to Option 1). However, it is assumed that any such development would be accessible.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	<p>once sites come forward) development on allocated sites excluded from the Green Belt may increase the need to travel by car and associated emissions (as sites may not benefit from public transport provision and would not be centrally located). However, until sites are identified and detailed proposals known effects in this regard are considered to be uncertain. Notwithstanding, this option could potentially affect the ability of future policy to respond to changing circumstances such as public transport provision and in consequence, this option could have an adverse effect on this objective in the longer term. Overall, the option has been assessed as having a mixed positive and negative effect on this objective.</p>	<p>come forward, these would be expected to be outside the urban area and development may therefore increase the need to travel by car and associated emissions (as sites may not benefit from public transport provision and would not be centrally located). However, until safeguarded sites are identified and detailed proposals known effects in this regard are uncertain. Overall this option has been assessed as having a positive effect on this objective for the duration of the plan but an uncertain effect in the longer term.</p>			
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	?	<p>By focusing development within the urban area, Green Belt policy is expected to reduce the amount of greenfield land taken forward for development. This could have a positive effect on this objective by reducing the volume of surface water run off, although this is currently uncertain. The long term development</p>	?	<p>As under Option 1, Green Belt policy is expected to reduce the amount of greenfield land taken forward for development. This could have a positive effect on this objective by reducing the volume of surface water run off, although this is currently uncertain.</p>	-	<p>Over the lifetime of the plan and beyond, this option will help to ensure that the Green Belt endures. This could reduce the amount of greenfield land taken forward for development, generating a positive effect on this objective by reducing surface water run-off. However, in the longer term greenfield sites are</p>	?	<p>By focusing development within urban areas, this option is expected to reduce the amount of greenfield land taken forward for development. This could have a positive effect on this objective by reducing the volume of surface water run off, although this is currently uncertain. The long term</p>

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				of sites excluded from the Green Belt may result in increased surface water run off. However, this is dependent on their location and specific characteristics. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures.			likely to be taken forward for development which could increase run-off. Further, in allocating sites now, this option may restrict the ability of the Council to respond to changes in the extent of flood risk over the plan area which could serve to constrain future growth. Overall, this option has been assessed as having a negative effect on this objective.		development of safeguarded land may result in increased surface water run off. However, this is dependent on their location and specific characteristics. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures.	
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. 	++	This option identifies the primary purpose of the York Green Belt as being to preserve the setting and special character of York. This approach is expected to help ensure that any land taken forward for development does not undermine this purpose which has been assessed as having a significant positive effect on this objective.	+	In accordance with the purposes of the Green Belt set out in the NPPF, this option would help to preserve the setting and special character of York. However, equal weight would be given to this purpose and in consequence, the option could lead to the development which affects the setting and character of York in the longer term to meet development needs. Overall, the option has been assessed as having a positive effect on this objective.	+ -	As noted above, this option will help to ensure that the Green Belt endures. In accordance with the purposes of the Green Belt set out in the NPPF, this option would therefore help to preserve the setting and special character of York for the duration of the plan period and possibly beyond. In the longer term, the development of sites excluded from the Green Belt could have an adverse impact on the character and setting of the City. However, it is noted that the Approach to the Green Belt Appraisal study places strong emphasis on the need to preserve the setting and special character of York and in consequence it can be reasonably assumed that the development of allocated sites would not	+	In accordance with the purposes of the Green Belt set out in the NPPF, this option would help to preserve the setting and special character of York for the duration of the plan period and possibly beyond. In the longer term, safeguarded land within the Green Belt may come forward for development which could have an adverse impact on the character and setting of the City. However, it is noted that the Approach to the Green Belt Appraisal study places strong emphasis on the need to preserve the setting and special character of York and in consequence it can be reasonably assumed that the development of sites or land safeguarded would not have a

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
								have a significant adverse effect in this regard. Notwithstanding, given the inherent uncertainties in forecasting future land requirements, this option could result in land being unnecessary excluded from the Green Belt. Further, this option could potentially affect the ability of future policy to respond to changes in the cultural heritage baseline and, should allocated sites no longer be appropriate (due to changes in the baseline), it may be necessary to review Green Belt boundaries which presents the risk of further adverse effects on cultural heritage. Overall, the option has been assessed as having a mixed positive and negative effect on this objective.		significant adverse effect in this regard. Further, this option would afford a greater degree of flexibility relative to Option 1. Overall, the option has therefore been assessed as having a positive effect on this objective.
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. 	++	The overarching aim of Green Belt is to keep land open. In consequence, Green Belt policy is expected to have a positive effect on this objective. However, it is assumed that this policy may enable a greater degree of flexibility with respect to land that could be excluded from the Green Belt. This may in-turn affect the openness of land in the longer term. However, it is also assumed that sites would only come	++	As noted under the assessment of Option 1, the overarching aim of Green Belt is to keep land open. In consequence, this option has been assessed as having a significant positive effect on this objective.	+ -	As noted above, this option will help to ensure that the Green Belt endures. The overarching aim of Green Belt policy as set out in the NPPF is to maintain openness and in consequence, this option has been assessed as having a positive effect on this objective. In the longer term, the development of sites excluded from the Green Belt could have an adverse impact on landscape	+	Safeguarded land ensures the protection of Green Belt within the longer time-scale by reserving land which may be required to meet longer-term development needs without the need to alter Green Belt boundaries. The overarching aim of Green Belt policy as set out in the NPPF is to maintain openness and in consequence, this option has been assessed as having a positive effect on

KEY	++	+	0	?	-	Very negative impact likely		
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				<p>forward once appropriate opportunities within the existing urban area have been realised. Further, it would be expected that the openness of the approaches to the City would be retained where possible and that the Green Wedges would continue to strongly influence the character of the urban edge. In this context, it is noted that the Approach to Green Belt Appraisal Study (2003) identifies these factors, amongst others, as defining the historic character and setting of York. Overall, the option has therefore been assessed as having a significant positive effect on this objective.</p>			<p>character although thorough identification of the most appropriate sites to be released adverse effects on this objective in the longer term are not expected to be significant. Notwithstanding, given the inherent uncertainties in forecasting future land requirements, this option could result in land being unnecessarily excluded from the Green Belt. Further, this option could potentially affect the ability of future policy to respond to changes in the landscape baseline and should allocated sites no longer be appropriate (due to changes in the baseline), it may be necessary to review Green Belt boundaries which presents the risk of further adverse effects on landscape character. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	<p>this objective. In the longer term (beyond the plan period), development of safeguarded land may affect the openness of the Green Belt although thorough identification of the most appropriate sites to be released form the Green Belt adverse effects on this objective in the longer term are not expected to be significant. Further, this option would afford a greater degree of flexibility relative to Option 1. Overall, the option has been assessed as having a positive effect on this objective.</p>
General	<p>This component of the spatial strategy considers a total of four options for York’s Green Belt. Two options relate to the role of the Green Belt, namely: Identify ‘preserve the setting and special character of York’ as the primary purpose of York’s Green Belt (Option 1); and Give equal weight to all Green Belt Purposes identified in NPPF (Option 2). A further two options relate to the approach to safeguarded land, namely: Identify sufficient development sites for the duration of the Green Belt (Option 3); and 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 (Option 4).</p> <p>Option 1 This option has been assessed as having a significant positive effect on the use of land (Objective 9), cultural heritage (Objective 14) and landscape (Objective 15). This reflects the purposes of the Green Belt as set out in the NPPF including to encourage the recycling of derelict and other urban land and, further, the specific emphasis of this option on the primary purpose of the York Green Belt as being to preserve the setting and special character of York. Further positive effects were identified across the majority of SA objectives including those in respect of housing</p>							

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	<p>(Objective 1), employment (Objective 4), equality (Objective 5), transport (Objective 6), climate change (Objective 7) and air quality (Objective 12).</p> <p>The option is not expected to generate any significant negative or minor negative effects. However, the option was assessed as having mixed positive and negative effects on biodiversity (Objective 8) which reflects the potential for this option to encourage development within the urban which is expected to, on balance, conserve green infrastructure but the likely long term loss of greenfield land and associated habitat.</p> <p>Option 2 As with Option 1, this option has been assessed as having a significant positive effect on the use of land (Objective 9), by encouraging the recycling of derelict land and other urban land (in accordance with the purposes of the Green Belt set out in the NPPF) and landscape, given the overarching aim of Green Belt policy which is to keep land permanently open. However, as this option does not place specific emphasis on preserving the setting and special character of York, positive effects on cultural heritage (Objective 14) were assessed as minor. Further positive effects were identified in respect of transport (Objective 6), climate change (Objective 7), biodiversity (Objective 8) and air quality (Objective 12).</p> <p>This option is not expected to have any significant negative effects on the SA objectives. Minor negative effects were identified in relation to housing (Objective 1) and employment (Objective 4) as this option could potentially limit the extent of land available to accommodate the City of York's needs for a range of uses over the plan period and beyond.</p> <p>Mixed positive and negative effects were identified in relation to equality (Objective 5). This reflects the potential for Green Belt policy to help focus new development within the urban area, which in-turn is expected to increase accessibility, but the expectation that fewer long term opportunities would be available (relative to Option 1) which may restrict development coming forward in the longer term to meet needs.</p> <p>Option 3 No significant positive or minor positive effects were identified in relation to this option. Mixed positive and negative effects were identified across the majority of the SA objectives. This principally reflects the fact that, whilst sites would be excluded from the Green Belt to meet longer term development needs under this option, in allocating sites at this stage the option may restrict future flexibility to respond to changes in circumstances such as revised forecast housing and employment land requirements and could result in sites that would not be developable or deliverable in the future being allocated which may undermine the ability of future plans to meet needs. Further, given the inherent uncertainties in forecasting future land requirements, this option could result in land being unnecessary excluded from the Green Belt.</p> <p>This option was not assessed as having a significant negative effect on any of the SA objectives. A minor negative effect was identified in relation to food risk as it is considered that in allocating sites now, this option may restrict the ability of the Council to respond to changes in the extent of flood risk over the plan area which could serve to constrain future growth.</p> <p>Option 4 No significant positive effects were identified in relation to Option 4. This option would safeguard a range of sites in the Green Belt that may be required to meet longer term development needs (i.e. beyond the plan period) including for housing and employment. Relative to Option 3, this option has the potential to provide a greater degree of flexibility in respect of site choice in the future and, by extension, the ability of Plan reviews to respond to changes in the socio-economic and environmental baseline whilst helping to ensure that the Green Belt endures beyond the plan period. In consequence, the option has been assessed as having positive effects across the majority of SA objectives.</p> <p>This option is not expected to have any significant negative or minor negative effects on the SA objectives.</p>
Preferred Approach	<ul style="list-style-type: none"> Environmental Impact: The preferred options will help to conserve important built and environmental assets. This reflects, and is

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<p>consistent with, the five purposes of Green Belt as set out in the NPPF and the particular emphasis within the approach placed on preserving the setting and special character of the City of York and the inherent flexibility which will help to ensure that the Green Belt endures beyond the plan period. Notwithstanding, the preferred approach may result in the loss of greenfield land and associated habitat and could adversely affect landscape in the longer term.</p> <ul style="list-style-type: none"> • Economic Impact: The preferred approach may enable a greater degree of flexibility with respect to land that could be excluded from the Green Belt, increasing the extent of land available to meet needs for housing, employment and community facilities. This approach will also safeguard a range of sites in the Green Belt that may be required to meet longer term development needs (i.e. beyond the plan period), providing flexibility to respond to changes in the socio-economic and environmental baseline. • Social Impact: As noted above, the preferred approach is expected to help meet community needs now and in the future by affording flexibility with respect to land that could be excluded from the Green Belt and providing a range of safeguarded sites. 						
Recommendations	<p>The following recommendations are made to enhance the performance of the preferred approach:</p> <ul style="list-style-type: none"> • Care should be taken to ensure that sites excluded from the Green Belt do not have high biodiversity value or form important open space. Where sites do have high value in this regard, replacement provision should be planned for. • Clear policy direction should be provided where appropriate to ensure that those sites excluded from the Green Belt or safeguarded are developed ahead of sites within the urban area. • Sites excluded from the Green Belt and safeguarded land should, where possible, be located so as to reduce the need to travel and/or be in close proximity to public transport. 						

SECTION 6: YORK CITY CENTRE

6.1: City Centre							
SA Objective			Option 1 Rely on the NPPF to guide development in the City Centre		Option 2 Provide detailed local criteria and site allocations to guide development in York City Centre		
1	To meet the diverse housing	<ul style="list-style-type: none"> • Deliver homes to meet the needs of the population 	+	The NPPF seeks to deliver a wide choice of high quality housing and that local planning	++	Detailed local criteria and site allocations would take account of the specifics of York's housing market and seek	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	needs of the population in a sustainable way.	<ul style="list-style-type: none"> 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. 		authorities should <i>'plan for a mix of housing based on the current and future demographic trends, market trends and the needs of different groups in the community'</i> and to <i>'identify the size, type, tenure and range of housing that is required in particular locations.'</i> This would have positive and permanent long term impacts on this objective.		to locate the most appropriate types of new housing within the city centre, which would have positive and permanent long term impacts on this objective.	
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 through access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	+	The NPPF seeks to promote healthy communities and that local planning policies should <i>'plan positively for the provision and use of shared space, community facilities and other services to enhance the sustainability of communities and residential environments'</i> and to <i>'guard against the unnecessary loss of valued services and facilities'</i> . The NPPF also requires good design which helps to create <i>'safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion'</i> . Together with other efforts in the NPPF to improve air quality, combat the adverse consequences of climate change and reduce harmful emissions and reduce reliance upon the car, there would be significant positive and long term impacts on improving the health and well-being of York's population.	+	Detailed local criteria and site allocations would take account of the specific characteristics of York's city centre to ensure that development is not located where environmental circumstances could negatively impact on people's health. Detailed local criteria and site allocations could also help to promote sustainable modes of transport for access to new development, which would help to reduce vehicle emissions and also to help ensure better access to leisure opportunities. These factors would have positive and permanent long-term impacts upon this objective.	
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. 	+	The NPPF seeks to build a strong and competitive economy, which will help to build growth and develop new training and education opportunities. This would have positive and permanent long term impacts upon this objective.	++	Detailed local criteria and site allocations would take account of the specific characteristics of York's city centre to ensure that development helps to improve education, skills development and training for an effective workforce. This would have positive and permanent long term impacts on this objective.	
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 	+	The NPPF seeks to build a strong and competitive economy and requires that local planning authorities should <i>'set out a clear vision and strategy for their area which positively and proactively encourages sustainable growth'</i> . Together with the other measures the NPPF requires local authorities to implement to ensure that a strong and competitive economy is	+	Detailed local criteria and site allocations would take account of the specifics of York's economy and help to locate new economic development in the most suitable locations. This would help to create jobs and deliver growth and have a positive and permanent long term impact on this objective.	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> growth; Support existing employment drivers; Promote a low carbon economy. 		built, there will be positive and permanent long term impacts upon this objective.			
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. 	+	The NPPF seeks to ensure the vitality of town centres and to allocate a range of suitable sites for... community development and that needs for retail, leisure, office and other town centre uses are met in full and are not compromised. The NPPF also seeks to 'guard against the unnecessary loss of valued services and facilities'. These requirements will help to deliver equality of access and have positive and permanent long term impacts upon this objective.	+	Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances in relation to inequality and help to deliver better and equality of access. This would have positive and permanent long term impacts on this objective.	
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. 	+	The NPPF seeks to reduce the need to travel and promotes sustainable forms of travel. This will have a positive and permanent long term impact upon this objective.	++	Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances in helping to ensure that new development will help to reduce the need to travel, which would have positive and permanent long term impacts on this objective.	
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. 	+	The NPPF seeks to reduce the need to travel and promotes sustainable forms of travel. This will help to reduce vehicle emissions. The NPPF also seeks to meet the challenge of climate change, requiring local planning authorities to 'adopt proactive strategies to mitigate and adapt to climate change'. This will have a positive and permanent long term impact on this objective.	+	Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances in helping to ensure that new development will help to reduce the need to travel and reduce reliance upon the car. Such an approach would help to have positive and permanent long term impacts upon this objective.	
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. 	+	The NPPF requires that local planning authorities should 'set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure'. This requirement will help conserve and enhance the natural environment in York City Centre and therefore have positive and permanent long term impacts on this objective.	+	Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances in helping to ensure that new development does not adversely impact upon the natural environment, and where possible enhances it. Such an approach would have positive and permanent long term impacts on this objective.	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	+	<p>The NPPF requires that <i>'planning policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land) provided that it is not of high environmental value'</i> and that <i>'local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land'</i>.</p> <p>The above requirements will help to use land resources in York City Centre efficiently and safeguard their quality, which will have positive and permanent long term impacts upon this objective.</p>	+	<p>Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances to help ensure that land resources are used efficiently and to safeguard important and valuable land where necessary. Such an approach would have positive and permanent long term impacts upon this objective.</p>	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	+	<p>The NPPF requires that the planning system should seek to protect and enhance the natural environment through as variety of measures including <i>'preventing both new and existing development from contributing to or being put at risk from or being adversely affected by... water pollution'</i>.</p> <p>This will help to protect the water quality of the River Ouse, which will have positive and permanent long term impacts upon this objective.</p>	+	<p>Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances to help ensure that new development improves water efficiency and helps to improve water quality where possible. This would have positive and permanent long term impacts upon this objective.</p>	
11	Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	+	<p>The NPPF promotes sustainable development and seeks to reduce waste generation, which will help to reduce waste in the City Centre of York and have positive and permanent long term impacts upon this objective.</p>	+	<p>Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances to help ensure that new development reduces waste generation and to promote recycling as part of new development. This would have positive and permanent long term impacts upon this objective.</p>	
12	Improve air quality	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; 	+	<p>The NPPF seeks to minimise greenhouse gas emissions through a variety of means including supporting renewable energy, reducing reliance upon the car and promoting low carbon energy development. All of these measures will help to improve air quality and have positive and permanent long term impacts upon this objective.</p> <p>Improving air quality will be particularly welcome given that York has problems with air quality in existing AQMAS.</p>	+	<p>Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances to help ensure that new development does not adversely impact upon air quality and where possible improves air quality, for example through reducing the need to travel or using low emissions infrastructure. This would have positive and permanent long term impacts upon this objective.</p>	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 						
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). 	+	The NPPF requires that new development is directed away from areas at highest risk of flooding, but where development is necessary, making it safe without increasing flood risk elsewhere. This requirement will help to minimise and reduce flood risk in the City Centre of York and have positive and permanent long term impacts upon this objective.	+		Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances to ensure that new development is directed away from areas at risk of flooding and have permanent and positive long-term impacts on this objective.	
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. 	+	<p>The NPPF requires that local planning authorities should <i>'set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'</i>.</p> <p>The above requirements will help to conserve York's historic environment, which would be particularly important for York given its historical significance and the fact that there are a number of listed buildings in York as well which require sensitive management and protection. The NPPF requirements would therefore have positive and permanent long-term impacts upon this objective.</p>	++		Detailed local criteria and site allocations to guide development in York City Centre would take account of the specific characteristics that make York's historic environment unique and special and help to conserve and where possible enhance the historic environment. Such an approach will have positive and permanent long term impacts upon this objective.	
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	+	The NPPF seeks to protect land with the highest environmental value and to <i>'aim to prevent harm to geological conservation interests'</i> . This approach will have positive and permanent long term impacts upon this objective.	++		Detailed local criteria and site allocations to guide development in York City Centre would take account of the specific characteristics of York's natural and built landscape and ensure that new development does not have adverse impacts. There would therefore be positive and permanent long term impacts on this objective.	
General				Option 1 has positive impacts on all of the SA objectives, since the NPPF has wide ranging aims, many of which would help guide development in York City Centre in a sustainable way. The NPPF seeks to deliver growth, to ensure the vitality of town				

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Preferred Approach		centres promotes sustainable modes of transport, seeks to protect the natural environment and the historic environment. All of these measures and other efforts in the NPPF will have positive long term and permanent impacts upon this objective and the future development of York City Centre.					
Recommendations		The preferred approach has positive and very positive impacts on a range of the SA objectives. Detailed local criteria and site allocations to guide development in York City Centre can take account of the specific characteristics of the city centre to help ensure that new development meets housing need, helps to contribute 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. All of this will have positive and permanent long term impacts.					
		As the preferred approach will have positive impacts for all for all of the SA objectives, no mitigation is therefore considered necessary.					

SECTION 7: YORK CENTRAL

7.1: York Central						
SA Objective			Option 1: Rely on the NPPF to guide development within York Central	Option 2: Provide generic local criteria/site allocations to guide development, details to be deferred to lower tier of planning policy or planning application	Option 3 : Provide detailed local criteria/site allocations to guide development in York Central	
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	<p>+ -</p> <p>It is likely that an NPPF approach would have a long-term positive impact on delivering housing need with respect to York Central. Identified need within the Strategic Housing Market Assessment for York and North Yorkshire (NYSHMA) identifies need within the urban area. This site has the potential to fulfil part of this demand subject to the type and tenure of the properties located here. The NPPF sets out overall support for development within its sustainability agenda stating that the social role is to support "strong, vibrant and</p>	<p>+</p> <p>The use of a generic approach initially followed by further policy of greater detail in an SPD would allow a broad understanding of the site initially followed by a much more detailed approach. The use of generic indicators to guide development and the site allocation would be useful to help determine the best uses on site, including how the maximise the amount of housing and indicative housing numbers. The size of the site has the potential to contribute to the overall land allocated for housing growth and would provide a new community meeting need</p>	<p>+ ?</p> <p>The size of the site and its potential uses would require a detailed understanding to be translated in the plan. This would have a positive approach in determining overall detail on the site and specifying the potential for housing.</p> <p>However, given there are other issues on site to consider in bringing forward the site, the delivery is likely to be in the medium to long term. During this time the economic circumstances with regards to mitigate, funding and/or requirements for the site may correspondingly change. A detailed approach would not allow a rapid</p>	

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		
				<p><i>healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being".</i></p> <p>The NPPF however does not provide specific criteria for understanding how to differentiate the types of use on site, which given its size and location, would be an important consideration. It may also not reflect the council's ambition or spatial strategy for the site. The amount of housing on site would therefore be open to negotiation and could be in competition with other proposed uses or ideas. Given its size, this could also cause uncertainty for both the developer and Council in delivering the site overall.</p>		<p>within a city centre location. Identified need within the Strategic Housing Market Assessment for York and North Yorkshire (NYSHMA) identifies need within the urban area. This site has the potential to fulfil part of this demand subject to the type and tenure of the properties located here.</p> <p>The size and environmental issues on site, together with infrastructure requirements, could impact on delivery.</p> <p>The site has the potential to have a positive impact in the medium to long-term, the delivery and detail of which could be affirmed through the SPD and accompanying SA.</p>		<p>response to this changing situation which may cause viability issues.</p> <p>This option is likely to have some positive effects in the short-term but cause uncertainty in the medium to long term.</p>
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 through access to leisure opportunities (walking / cycling); • Improves access to healthcare; • Provides or promotes safety and security for residents; • Ensure that land contamination/pollution does not pose unacceptable risks to 	+ -	<p>The NPPF supports the creation of healthy communities and recognises planning needs to pay in this. Section 8 of the NPPF sets out the main principles for this including the development of safe and accessible environments, provision of services and guarding against their loss as well as the provision of open space. In following this approach it is likely that a scheme for York Central would</p>	+	<p>Pursuing a generic criteria approach would allow an understanding of York's requirements to be considered and incorporated, including the proposals to ensure the health and well-being for people living and working on the site. Following this with a SPD would also refine this detail to ensure that specific requirements are included to maximise health and well-being.</p>	?	<p>Pursuing a detailed approach would require the specific facilities and services to be included in the Plan based upon an understanding of quantum of growth for employment and housing as well as their specific requirements through masterplanning.</p> <p>However, given the size of the site and the need to mitigate certain issues prior to development, the impacts in pursuing this approach and implementing schemes for healthy</p>

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		
		health.		include social infrastructure and schemes which would promote the health and well-being of the population. The approach would not take account for any locally distinctive standards or requirements, Council ambitions or city-wide spatial strategy. In following this approach therefore, there may be tension caused between developers and the Council in terms of appropriate uses on site. This is likely to have direct impact on the short to long-term health and well-being benefits of the site.		The potential of the site to include elements, which contribute to health such as medical facilities and openspace is significant and should be picked in more detail through the SPD to maximise long-term health benefits.		lifestyle and well-being is uncertain.
3	Improve education, skills development and training for an effective workforce	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	I	The NPPF supports the delivery of educational facilities to meet the needs of the community. Whilst this would make a positive contribution, there may be tension in how much education and skills development would need to be provided and it is not likely to reflect any wider needs outside of the site which would benefit the wider population.	+	A generic approach would allow an assessment of overall requirements arising from the site and wider area to inform the types of facilities that should be considered, followed by more detailed guidance based upon other factors. This should prove positive for education and training as it should enable facilities to be provided based upon a wider and then more detailed assessment of need.	?	The impacts are uncertain regarding detailed guidance as this would require detailed knowledge of educational requirements which may change in the medium term due to changing circumstances in the wider city area and in line with the delivery schedule.
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; 	+ -	The NPPF supports the need for economic growth through development and ensuring that suitable land for development is available and viable. It is likely that the location of the site would be supported through NPPF and that it would be proposed to accommodate a mix of uses to support economic growth.	+	The use of a generic approach initially followed by further policy of greater detail in an SPD would allow a broad understanding of the site first to be supplemented by a much more detailed approach. This would be a flexible approach using generic indicators initially to understand the site better and guide development/site allocation. It would be useful to help determine the best uses on	+ -	The site is likely to perform well for the provision of employment uses, subject to the definition of detailed criteria, given its city centre location and existing sustainable transport routes as well as potential connectivity with existing businesses in the city centre.. A detailed criteria/allocation would enable a quantum of land to be specified for business use. This would also allow a detailed reflection of the

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		<ul style="list-style-type: none"> Promote a low carbon economy. 		<p>The NPPF however does not provide specific criteria for understanding how to differentiate the types of use on site, which given its size and location, would be an important consideration. It may also not reflect the council's ambition or spatial strategy for the site. The amount of employment would therefore be open to negotiation and could be in competition with other proposed uses or functions. Given its size, this could also cause uncertainty for both the developer and Council in delivering the site overall.</p> <p>The significant need for infrastructure delivery on site may also cause tension with the NPPF's approach to investment in business not being overburdened by poor environment or infrastructure, both of which are potentially significant issues in the medium to long term for the site.</p>		<p>site, including how to maximise benefits to the economy. The size of the site has the potential to contribute to the overall land allocated for employment growth and its city centre location next to major transport links, would ensure it was an attractive and accessible for the wider region. This approach would allow the results of the economic visioning work to be best reflected on site. The size and environmental issues on site, together with infrastructure requirements, could impact on delivery and viability. However, the site has the potential to have a positive impact in the medium to long-term, the delivery and detail of which could be affirmed through the SPD and accompanying SA.</p> <p>This approach allows more certainty in the long-term for developers of the site to understand the Council's requirements and avoid delay due to uncertainty/ongoing discussion.</p>		<p>economic visioning work for the city to be used to decide the best functions on site to maximise benefits to the economy. This would be positive.</p> <p>However, providing a detailed approach at this stage would require the provision of a significant amount of infrastructure on site as well as site remediation. A detailed local approach would reduce flexibility in response to changing requirements, economic circumstances and funding streams over time. It is likely to have a positive influence should the site be developed in the short term should these be identified. However given the size of the site, the strategy would need to allow for the medium to long-term. Changing economic circumstances as well as funding streams could impact negatively in the delivery therefore.</p>	
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 		<p>The NPPF should encourage the use of the site to be planned in a way to support the needs of the communities to have a positive influence on equality and inclusion. The NPPF sets out overall support for development within its sustainability agenda stating that the social role is to support "strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of</p>	+		<p>The use of a generic approach initially followed by further policy of greater detail in an SPD would allow a broad understanding of the site initially followed by a more detailed approach. The use of generic indicators to guide development and the site allocation would be useful to help determine the best uses on site, including how the maximise the amount of housing and accessible local facilities as well as job</p>	?	<p>The outcome of this approach is uncertain given that the site would need to be planned in detail to assess how the likely impacts of the detailed criteria have positively impacted on equality and social inclusivity.</p>

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				<p><i>present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being".</i></p> <p>This is likely to be as a result of successful regeneration of the site and is therefore dependent upon implementation over the long-term.</p>			<p>opportunities on site. This is likely to be significantly positive for meeting equality and social inclusivity requirements.</p>	
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	<p>+ -</p>	<p>The NPPF supports the development of a sustainable transport network to support sites and requires "All developments that generate significant amounts of movement [to be] be supported by a Transport Statement or Transport Assessment". This is likely to apply to York Central given its site size. This would require the overall development to supply details of the transport requirements and modes for the site which is positive in ensuring the promotion and delivery of sustainable transport scheme</p> <p>The NPPF supports "a pattern a of development which, where reasonable to do so, facilitates the use of sustainable modes of Transport". York Central is in an excellent place to extend connections of existing transports modes as access to the railway station, bus routes and pedestrian/cycle routes into the city centre/ wider area are all adjacent or in close proximity to</p>	+	<p>The approach would have the most positive outcome in the medium to long-term as it can be flexible to respond to change in the future. A locally derived generic assessment can set out what is on or in close proximity to the site as well as any potential gaps and the likely requirements on the site for development. The SPD would be able to specify these in greater detail with an understanding of how this influences overall delivery of the site and any potential funding mechanisms.</p> <p>Overall the site should be viewed positively in terms of transport accessibility due to its current access to the railway station and bus interchange as well as the frequent bus service running through the site. This approach would allow these to be taken into consideration and developed further to improve connectivity in relation to any development.</p>	-	<p>A detailed local approach would reduce flexibility in response to changing requirements, economic circumstances and funding streams over time. It is likely to have a positive influence should the site be developed in the short term should these be identified. However given the size of the site, the strategy would need to allow for the medium to long-term.</p> <p>In delivering infrastructure requirements, it would be necessary to define the requirements as well as detailed accessibility features. Overall the site should be viewed positively in terms of transport accessibility due to its current access to the railway station and bus interchange as well as the frequent bus service running through the site. This approach would allow these to be taken into consideration and developed further to improve connectivity in relation to any development. However, as the site delivery time extends this may cause uncertainty for developers as the wider situation may change and accessibility requirements change.</p>

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				the site. The level of transport infrastructure required to gain maximum potential from the site is significant. The deliverability of the transport Infrastructure would significantly influence the sites potential in the long-term as this would influence how the site is developed. The costs involved with infrastructure however, are high and although the NPPF approach states this should not stop development coming forward, more detail is required specifying what current modes and access can support, the level of improvements and the mechanisms for bringing these forward.				
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	<p>+</p> <p>-</p>	<p>The NPPF recognises the importance of meeting the challenge of climate change and its core influence in achieving sustainable development as well as the mechanisms that can help to achieve this.</p> <p>However, the NPPF specifies how local authorities “<i>should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations</i>”.</p> <p>This is likely to be positive in influencing the development of the site.</p> <p>However, this approach lacks locally specific requirements which complement the city-wide</p>	+	<p>The approach would have the most significantly positive outcome in the medium to long-term as it can be flexible to respond to change in the future. Locally derived generic criteria can determine the overall requirements and potential for the site in terms of design and construction, overall sustainability standards, resource efficiency and renewable energy potential, transport provision and green infrastructure/public realm, all of which could have a positive effect on mitigating the effects of climate change. The SPD would be able to specify these in greater detail with an understanding of how this influences the overall climate change agenda and delivery of the site, including potential funding</p>	?	<p>Specific criteria would be positive in identifying the site’s potential for contributing towards minimising the sites impact on climate change. It would ensure that the site would be able directly contribute in the long-term.</p> <p>However, in order to determine this it would rely on a full masterplan to understand the layout to plan in detail the mitigation methods and an idea of costs for their implementation. The impacts of this approach at the this stage would therefore be unknown</p>

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					climate change agenda and action plan. This would need to be considered in order to maximise the site's potential towards minimising its effects on climate change.		mechanisms.				
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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	+	-	<p>The NPPF supports the natural environment and states the planning system should recognise “the wider benefits of ecosystem services” and minimise “impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”. This is likely to have a long-term direct positive impact on the site.</p> <p>However, this may not take consideration of York’s city-wide green infrastructure network adjacent to the site which could be proactively connected and linked to a GI/public realm scheme on site. The influence of green infrastructure on transport connectivity may also not be linked to coordinate with local level policy.</p>	+	<p>Option 2 would be able to build upon the NPPF approach by ensuring a comprehensive Green Infrastructure scheme is built into the overall design and layout. The approach would have the most significant positive outcome in the medium to long-term as it can be flexible to respond to the masterplanning and layout in the future. Locally derived generic criteria can determine the overall requirements and potential for the site. The SPD would be able to follow with a specific remit for maximising the green infrastructure and biodiversity on the site in line with the strategic parameters that have been set.</p>		?	<p>The approach would also build upon the NPPF and allow a detailed understanding of the site to be understood and built upon.</p> <p>However, this approach would rely on a specific scheme to be set out for the site up front. This would require the detailed masterplanning of the site to be presented in order to present how the detailed criteria would enable the site to connect to the city’s existing Green infrastructure and increase biodiversity on the site.</p> <p>This approach is inflexible and given the anticipated delivery of this site, it is likely that the scheme would need to respond to changing circumstances in which a more generic strategic approach would be beneficial.</p>	
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	+		<p>The NPPF supports: “Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value”. This site would fulfil this criteria.</p>	++	<p>Following this approach would maximise the use of this brownfield site through ensuring that the generic criteria set the strategic parameters to be considered and scoped out the main issues whilst the SPD set the council’s aspirations and justification in more detail.</p>		+	-	<p>Following this approach would maximise the use of this brownfield site through ensuring that the council’s aspirations and justification were set out in more detail.</p> <p>This approach would be able to reflect local knowledge and put forward standards to be implemented. Similarly,</p>

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				<p>The former uses on the York Central site would mean that contamination may be a risk and the as the NPPF requires <i>“remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate”</i>, this would have a direct, long-term positive impact.</p> <p>Following an NPPF approach would also ensure that the wider benefits of the site are considered in terms of ecosystem services which refers to the benefits people obtain from ecosystems. This would also link well to implementing a Green Infrastructure strategy.</p>		<p>This approach would be able to reflect local knowledge and put forward standards to be implemented. Similarly, it would set out strategy to ensure that remediation of any contamination present on the site is undertaken to ensure the health of the people living and working in any new development.</p> <p>Option 2 would also allow flexibility should issues arise during later stages of site preparation having an overall positive effect in the medium to long-term</p>		<p>it would set out strategy to ensure that remediation of any contamination present on the site is undertaken to ensure the health of the people living and working in any new development.</p> <p>However, this approach would be inflexible should issues arise later during the process as it would have to be based upon knowledge known at the time of policy formulation. The likely outcome of this may be delay in delivery or masterplanning.</p>
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	+	<p>The NPPF supports the efficient use of resources such as water as well as ensuring their quality. The site would be required to set out measures as part of its managed response to climate change.</p>	++	<p>Generic criteria would enable the strategic aims of the site to be set out including resources efficiency as part of a comprehensive package of sustainability and climate change mitigation measures. The specifics of this would then be delegated to the SPD.</p>	+ -	<p>A specific approach would require a detailed knowledge of the masterplan and items on the site in order to specify what water efficiency mechanisms would be best to use.</p> <p>The approach would prove inflexible.</p>
11	Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	?	<p>The NPPF supports the efficient use of resources and waste management. The impacts of this are currently unknown as it would depend on the type and duration of construction primarily and the local provision/programme of waste management .</p>	?	<p>Generic criteria would enable the strategic aims of the site to be set out including resource and waste efficiency as part of a comprehensive package of mitigation measures, including waste management principles, and the incorporation of recycling schemes for example. The specifics of this would then be delegated to the SPD. However, the impacts of this are currently unknown as it would depend on the type and</p>	?	<p>Specific criteria should set out waste efficiency, particularly as part of the construction, in comprehensive package of mitigation measures and waste management principles.. However, the impacts of this are currently unknown as it would depend on the type and duration of construction primarily.</p>

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						duration of construction primarily.		
12	Improve air quality	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	+	<p>The NPPF states that local authorities <i>should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan</i>".</p> <p>Following this approach would be positive for York Central given its location next to AQMAs and areas with known air quality issues. Issues identified should be able to be mitigated through design and promotion of a low carbon sustainable transport network.</p>	+	<p>Option 2 would build upon the overall approach of the NPPF through setting out a broad set of general principles for a low carbon development in an area with known air quality issues. The greater detail following in the SPD would be able to set out more comprehensively design and layout objectives to minimise any negative impact on air quality.</p> <p>It is anticipated that mitigation for any potential impacts would also be included to ensure minimal impacts from the development.</p> <p>This approach would also be able to respond to changing air quality should the situation change post strategic policy adoption.</p>	I	<p>Detailed criteria would respond and implement strategies to combat known air quality issues at the time of policy development but may lack mechanism to adjust this once the policy is adopted. This approach would reply on the masterplanning of the site.</p> <p>It is anticipated that this would need to be accompanied by appropriate design principles to ensure that air quality is not negatively effected through development and that appropriate mitigation techniques are included to minimise the effect on peoples' health..</p>
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	+	<p>The NPPF supports development in areas of lower flood risk through dictating that inappropriate would not be allowed high flood risk area and that sequential tests must be applied as a method for determining suitability. The NPPF also supports mitigation as par of the wider climate change agenda</p>	+	<p>The approach would require a broad knowledge of flood risk in the first instance followed by a more detailed knowledge in the SPD. Whilst the generic approach would set out the main principles to ensure flood risk is not negatively impacted by development, more detail would allow specific measures to be identified which are specific to the site. In planning this site in the long-term this would have the most positive direct and indirect impacts to the city.</p>	I	<p>Option 3 would required a detailed knowledge of existing flood risk and the mitigation of what is required for the site to go forward. This would set out principles for minimising flood risk and mitigation principles.</p> <p>However, this approach relies on a greater understanding of the development on the site initially and would be inflexible if the site was subject to change or over the longer term, flood risk in the area changed.</p>
14	Conserve or enhance	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; 	+	<p>The NPPF supports local authorities in delivering a</p>	++	<p>The approach would allow York's local context and heritage assets</p>	++	<p>A detailed criteria approach/allocation would be able to delineate heritage</p>

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	York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 		<p>positive strategy for the conservation and enjoyment of the historic environment, which should have long-term benefits. With regards to determining applications <i>“local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”</i>. It also states that <i>“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal”</i>.</p>		<p>to be a key consideration within the planning for the site taking full advantage of a more detailed approach for future delivery within in the SPD to guide suitable development to conserve and enhance the historic environment.</p>	<p>assets on site and specify the key features to plan in. This is unlikely to change over the plan period and is therefore likely to have a significantly positive impact overall.</p>
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	+	<p>The development of York Central would be a significant site for York given its location and size. The NPPF would support this overall development and similarly to objective 14, would support the identification of schemes, which conserves areas of landscape value to minimise conflict.</p>	++	<p>This approach would able the generic principles for development of the site to be set whilst also making them more specific within the SPD.</p> <p>This approach would be able to build upon the NPPF and add a York specific focus to ensure that this site would developed in a</p>	<p>This approach would be able to build upon the NPPF and add a York specific focus to ensure that this site would developed in a distinctively ‘York’ way.</p> <p>Key to this will be through the establishment of design codes which would be able to mitigate any issues which arise on site or specify what has to be adhered to.</p>

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				<p>The NPPF attaches great importance to the achievement of high quality and inclusive design for all development, including building, public and private spaces as well as wider area developments.</p> <p>Whilst the NPPF can offer a generic guide to what to consider, it lacks a local level approach to implement York specific principles to ensure that this site would positively.</p>		<p>distinctively 'York' way using the principle characteristics set out by the heritage impact appraisal.</p> <p>Key to this will be through the establishment of design codes which would be able to mitigate any issues which arise on site.</p>	
General	<p>Relying on the NPPF approach should enable the site to be brought forward and developed in a way that considers a breadth of criteria and sustainability issues. However some of this is approach is reliant on implementation by the local authority causing uncertainty about the baseline and parameters the scheme should work towards. It is likely that this approach would also lack a focus on any local level requirements and city-wide characteristics that need to be incorporated in to the scheme which could have a detrimental impact subject to its implementation.</p> <p>Option 2 would provide the overarching principles for the site whilst also allowing detail to be delivered in response to local circumstances through an 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.</p> <p>A detailed assessment would be beneficial for developing the site in the short-term using known baselines and subject to a short-delivery timescale. However, in order to maximise the positive contribution of this site to the city as a whole and minimising its effects over the medium to long-term this approach would generally lack a mechanism of responding to change and issues which may arise or influence its development.</p>						
Preferred Approach	<p>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> <ul style="list-style-type: none"> The site has the potential to positively contribute to the overall social objectives of the city. This is a large strategic site which will contribute to overall housing growth and would provide a new community, meeting their needs within a city centre location. Following a flexible approach will help the development respond to changing economic circumstances to be able to maximise the incorporation of social infrastructure to respond to the design and need within the site. This strategic site is in a good location to support the overall ambitions of the city to become an attractive site which compliments the city centre. This approach is likely to maximise the site's economic potential by allowing a flexible yet comprehensive approach to development which can respond to changing economic circumstances in line with the delivery timescales. This will allow maximum viability of the site. A tension may be caused through the costs and delivery of significant infrastructure to allow the whole site to be brought forward. However, this approach would enable masterplanning and design of the site to work around these challenges to maximise development of the site prior to this being in place. The site is situated close the city centre and existing travel routes which have long-term positive gains for the environmental objectives. 						

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		The generic criteria followed by an SPD would be able to ensure that the local characteristics of York can be included within the design to so that the development considers York's wider as well as local context. Further more, this approach would allow development to design in schemes and features to maximise the sites potential in terms of green infrastructure and design for example as well as responding to climate change mitigation requirements.					
Recommendations		There were no adverse impacts identified from having a generic policy followed by an SPD and therefore there is no need for the policy wording to take account of any negative impacts.					

SECTION 8: ECONOMY

8.1: Employment Growth						
SA Objective			Option 1: The baseline scenario (14,471 additional jobs)		Option 2: Scenario 2 (16,169 additional jobs)	
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 Show-people. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.
2	Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open-space / multi-functional open-space Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land 	?	Employment growth may generate minor, temporary adverse effects on health in the short term during construction (e.g. as a result of emissions to air from HGV movements and plant). In the longer term, economic development could also adversely affect health due to, for example, emissions from operational uses or increased traffic. However, effects on this objective are considered to be uncertain at this stage and will be dependent on the nature and scale of economic activity and its location in relation to sensitive receptors.	?	As with Option 1, employment growth may generate minor, adverse effects on health in the short term during construction (e.g. as a result of emissions to air from HGV movements and plant) and once development is complete. As the scale of development would be greater under this option the potential risk of adverse effect may be increased and, further, there may be additional pressure on open-space to accommodate new development which could undermine the promotion of healthy lifestyles. Notwithstanding, until the location and nature of development is known, effects on this objective are considered to be uncertain.

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		contamination/pollution does not pose unacceptable risks to health.					
3	Improve education, skills development and training for an effective workforce.	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	<p>Job provision under this option will create training opportunities for employees and, potentially, residents (e.g. through apprenticeship schemes).</p> <p>This option may support the development of the City's educational institutions, although it is envisaged that growth in science and research sectors (i.e. those linked to the City's educational institutions) would be less ambitious relative to Option 2.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	++	<p>Like Option 1, job provision under this option will create training opportunities for employees and, potentially, residents (e.g. through apprenticeship schemes). As the number of jobs to be provided under this option would be greater it can be expected that these opportunities would be enhanced.</p> <p>The enhanced ambition of this option would be expected to maximise opportunities to complement or support the City's educational institutions e.g. by supporting the Science City Sector. This is likely to help deliver a flexible and highly skilled workforce for the future of the City.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	+	<p>This option would deliver an estimated 14,471 jobs over the plan period. This will promote economic growth (both in the short term during construction and once development is complete), attracting inward investment and enabling the growth of indigenous businesses through associated employment land supply. However, the option represents more constrained growth relative to Option 2 and, importantly, would not deliver the vision of the York Economic Strategy for the City to become "an international and enterprising city, and in time, the most competitive city of its size, not only in the UK but globally, leading to increased growth in the overall economy and jobs". In consequence, the option has been assessed as having a positive effect only on this objective.</p>	++	<p>This option 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 through delivery of a range of employment sites. 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. Increased job provision may also stimulate additional growth in the construction sector relative to Option 1 associated with the provision of new /expansion of existing employment premises.</p> <p>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. This is likely to help deliver a flexible and highly skilled workforce for the future of the City.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>	
5	Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; 	+	<p>Job provision will help to address deprivation in the City. However, the extent to which new employment opportunities benefit these areas will depend to an extent on the type of jobs created and the skills present in the local labour market as well as the recruitment policies of firms.</p>	+	<p>In maximising job provision over the plan period, this option is expected to offer the greatest prospect of addressing employment deprivation across the city. However, the extent to which new employment opportunities benefit these areas will depend to an extent</p>	

KEY	+		0	?	-	-		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 		<p>Economic growth may also support existing community services and facilities, although associated benefits would be less than under Option 2.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>				<p>on the type of jobs created and the skills present in the local labour market as well as the recruitment policies of firms.</p> <p>Higher level growth under this option may serve to support existing community services and facilities and, further, could stimulate additional investment.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>
6	Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+ -	<p>Economic growth is likely to increase traffic within the City of York. The exact magnitude of effects on this aspect of the objective is dependent on the location and type of employment development, which is currently uncertain. However, given existing and projected congestion this option has been assessed as having a negative effect on this aspect of the objective.</p> <p>Economic development may present opportunities to increase investment in transport infrastructure and could help balance housing and employment provision, reducing net commuting. Further, there may be opportunities to encourage sustainable modes of transport alongside new development (although this is currently uncertain).</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>	+ -			<p>As under Option 1, economic growth is likely to increase traffic within the City of York. The exact magnitude of effects on this aspect of the objective is dependent on the location and type of employment development which is currently uncertain. However, given existing and projected congestion and taking into account the fact that this option would promote higher levels of growth, Option 2 has been assessed as having a negative effect on this aspect of the objective.</p> <p>Economic development may present opportunities to increase investment in transport infrastructure and could help balance housing and employment provision, reducing net commuting. Further, there may be opportunities to encourage sustainable modes of transport alongside new development (although this is currently uncertain).</p> <p>Overall, this option has been assessed as having a mixed positive and negative effect on this objective.</p>
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects.	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	-	<p>Economic development will result in increased emissions of greenhouse gases both during construction (e.g. due to emissions from HGV movements and plant) and once development is complete (e.g. due to increased traffic generation and emissions from sites). Whilst the exact magnitude of effects will be dependent on the type, design and location of economic development at the individual site level which is currently uncertain, on balance this option has been assessed as having a negative effect on this objective. Notwithstanding, economic development may present opportunities to increase investment in transport infrastructure and could help balance housing and employment provision, reducing net commuting and associated emissions. Further, there may be opportunities to</p>	-			<p>As under Option 1, economic development will result in increased emissions of greenhouse gases both during construction (e.g. due to emissions from HGV movements and plant) and once development is complete (e.g. due to increased traffic generation and emissions from sites) although in view of the higher levels of growth envisaged under this option, emissions are also expected to be greater (although not at a level deemed to be significant). Whilst the exact magnitude of effects will be dependent on the type, design and location of economic development at the individual site level which is currently uncertain, on balance this option has been assessed as having a negative effect on this objective. Notwithstanding, economic development may present</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
				encourage sustainable modes of transport alongside new development (although this is currently uncertain).		opportunities to increase investment in transport infrastructure and could help balance housing and employment provision, reducing net commuting and associated emissions. Further, there may be opportunities to encourage sustainable modes of transport alongside new development (although this is currently uncertain).	
8	Conserve or enhance green infrastructure, bio-diversity, geo-diversity, 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 / geo-diversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	?	Economic growth could have an adverse effect on bio-diversity as a result of land take and disturbance during construction and once development is complete (e.g. as a result of emissions to air from operational uses). However, this is dependent on the type and location of development which at this stage is uncertain.	?	Increased economic growth under this option could place additional pressure on Greenfield land as well as Brownfield sites with high bio-diversity value to accommodate employment uses. Further, operational activities may also affect ecological assets (e.g. as a result of emissions to air). However, until the locations of sites are known and operational uses determined, effects on this objective are considered to be uncertain.	
9	Use land resources efficiently and safeguard their quality.	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	?	Economic growth could result in the development of Greenfield sites, generating a negative effect on this objective. However, until the locations of sites are known, effects are considered to be uncertain.	?	Increased economic growth under this option could place additional pressure on Greenfield land to accommodate employment uses. However, until the locations of sites are known, effects are considered to be uncertain.	
10	Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwater. 	-	Economic growth will result in increased water consumption during both construction and in the longer term once development is complete. This has been assessed as having a negative effect on this objective.	-	Like Option 1, this option would result in increased water consumption to support economic growth. Water consumption under this option would be expected to be greater than under Option 1, commensurate with the enhanced scale of economic growth although adverse effects on this objective would not be expected to be significant.	
11	Reduce waste generation	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; 	-	Economic growth would result in resource use, particularly during the construction of new premises. Construction and	-	Like Option 1, this option would increase resource use and generate waste. Resource use and waste generation	

KEY	++	+	0	?	-	--	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	and increase level of reuse and recycling.	<ul style="list-style-type: none"> Promote and increase resource efficiency. 		the operation of premises would also generate waste. Overall, this option has been assessed as having a negative effect on this objective.		would be increased under this option, commensurate with the scale of growth although adverse effects on this objective would not be expected to be significant.	
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. 	-	Economic development will result in increased emissions to air both during construction (e.g. due to emissions from HGV movements and plant) and once development is complete (e.g. due to increased traffic generation and emissions from sites). Whilst the exact magnitude of effects will be dependent on the type, design and location of economic development at the individual site level which is currently uncertain, on balance this option has been assessed as having a negative effect on this objective. Notwithstanding, economic development may present opportunities to increase investment in transport infrastructure and could help balance housing and employment provision, reducing net commuting and associated emissions. Further, there may be opportunities to encourage sustainable modes of transport alongside new development (although this is currently uncertain).	-	As under Option 1, economic development will result in increased emissions to air during construction (e.g. due to emissions from HGV movements and plant) and once development is complete (e.g. due to increased traffic generation and emissions from sites) although in view of the higher levels of growth envisaged under this option, emissions are expected to be greater (although not at a level deemed to be significant). Whilst the exact magnitude of effects will be dependent on the type, design and location of economic development at the individual site level which is currently uncertain, on balance this option has been assessed as having a negative effect on this objective. Notwithstanding, economic development may present opportunities to increase investment in transport infrastructure and could help balance housing and employment provision, reducing net commuting and associated emissions. Further, there may be opportunities to encourage sustainable modes of transport alongside new development (although this is currently uncertain).	
13	Minimise flood risk and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	Parts of York and its surrounding area are at significant risk of flooding. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.	0	Parts of York and its surrounding area are at significant risk of flooding. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.	
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 Six Principle Characteristics of the City as identified in the Heritage Topic Paper. 	?	Economic growth could have an adverse effect on cultural heritage assets as a result of the direct loss of assets during construction or due to impacts on their settings during both construction and once development is complete. However, this is dependent on the type, design and location of development which at this stage is uncertain.	?	As under Option 1, economic growth could have an adverse effect on cultural heritage assets as a result of the direct loss of assets during construction or due to impacts on their settings during both construction and once development is complete. However, this is dependent on the type, design and location of development which at this stage is uncertain. Under this option, faster growth would be prompted within the tourism and leisure sector (amongst other sectors). This may present opportunities to enhance cultural heritage assets and their settings although this is	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
15	Conserve 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. 	?	Economic growth could have an adverse effect on landscape and townscape during both construction and once development is complete. However, this is dependent on the type, design and location of development which at this stage is uncertain.	?	<p>also considered to be uncertain at this stage.</p> <p>As under Option 1, economic growth could have an adverse effect on landscape and townscape during both construction and once development is complete. Increased economic growth under this option could place additional pressure on landscape and townscape to accommodate employment uses. However, until the location, type and design of sites are known, effects on this objective are considered to be uncertain.</p>	
General			<p>A total of two employment growth options have been identified, namely: The baseline scenario (14,471 additional jobs) (Option 1); and Scenario 2 (16,169 additional jobs) (Option 2).</p> <p>Option 1 No significant positive effects have been identified in respect of this option. The option would deliver an estimated 14,471 jobs over the plan period. This will promote economic growth, attracting inward investment and enabling the growth of indigenous businesses through associated employment land supply. However, the option represents more constrained growth relative to Option 2 and, importantly, would not deliver the vision of the York Economic Strategy. In consequence, it has been assessed as having a positive effect only on employment (Objective 4). Further positive effects were identified in relation to education (Objective 3) and equality and accessibility (Objective 5).</p> <p>This option has not been assessed as having a significant negative effect on any of the SA Objectives. Negative effects have been identified in respect of objectives relating to climate change (Objective 7), water (Objective 10), waste and resource use (Objective 11) and air quality (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. No further negative effects were identified although it should be noted that effects on health (Objective 2), biodiversity (Objective 8), land use (Objective 9), cultural heritage (Objective 14) and landscape (Objective 15) were considered to be uncertain at this stage. Economic growth could have an adverse effect on the City's natural and built environmental assets as well as health although this is dependent on the type, design and location of development which at this stage is unknown.</p> <p>Mixed positive and negative effects were identified in relation to transport (Objective 6). This reflects the likelihood that economic growth will increase traffic within the City of York but that it may also present opportunities to increase investment in transport infrastructure and could help balance housing and employment provision, reducing net commuting.</p> <p>Option 2 This option 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. 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. Increased job provision may also stimulate additional growth in the construction sector relative to Option 1. In consequence, this option has been assessed as having a significant positive effect on employment (Objective 4). 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 (Objective 3). Further positive effects were identified on equality and accessibility (Objective 5).</p>				

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<p>This option has not been assessed as having a significant negative effect on any of the SA Objectives. Negative effects have been identified in respect of objectives relating to climate change (Objective 7), water (Objective 10), waste and resource use (Objective 11) and air quality (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 which, under this option, would be expected to be greater relative to Option 1 (commensurate with the increased scale of economic growth). No further negative effects were identified. Like Option 1, effects on health (Objective 2), biodiversity (Objective 8), land use (Objective 9), cultural heritage (Objective 14) and landscape (Objective 15) were considered to be uncertain at this stage. Economic growth could have an adverse effect on the City's natural and built environmental assets as well as health although this is dependent on the type, design and location of development which at this stage is unknown. Notwithstanding, it is considered that this option presents a greater risk of adverse effects on these objectives compared to Option 1, commensurate with the scale of development envisaged.</p>						
Preferred Approach	<ul style="list-style-type: none"> • Environmental Impact: Effects on the City's natural and built environmental assets are considered to be uncertain at this stage. Economic growth could have an adverse effect on these assets but this would be dependent on the type, design and location of development which at this stage is unknown. Economic growth will increase the use of resources including energy (and associated emissions to air) and generation of waste during both construction and operation. • Economic Impact: The preferred option 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. 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. 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. • Social Impact: The preferred option is likely to help address employment deprivation across the city. However, the extent to which new employment opportunities benefit these areas will depend to an extent on the type of jobs created and the skills present in the local labour market as well as the recruitment policies of firms. Higher level growth under this option may serve to support existing community services and facilities and, further, could stimulate additional investment. However, employment growth may generate minor, adverse effects on health in the short term during construction and once development is complete. However, until the location and nature of development is known, effects on health are considered to be uncertain. 						
Recommendations	<p>Economic development should be directed to locations that:</p> <ul style="list-style-type: none"> • 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. 						

8.2: Employment Sites

Alternative sites could be selected for the provision of employment land based on the sites that were submitted through the 'Call for Sites' or alternative options put forward through this consultation process.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

8.3: Economic Growth in the Health and Social Care Sectors								
SA Objective			Option 1: Rely on the National Planning Policy Framework (NPPF) to guide health and social care related employment growth		Option 2 Provide generic local criteria to guide economic growth in the health and social care sectors		Option 3: Provide detailed allocations for economic growth in health and social care sectors	
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. 	+	Reliance upon the NPPF to guide health and social care related employment growth will not directly deliver new homes, however, it will help to deliver community facilities for the needs of York's population and have indirect positive and permanent long term impacts upon this objective.	+	Whilst providing generic criteria to guide economic growth in the health and social care sectors will not directly deliver new homes, it will help to deliver community facilities for the needs of York's population and have indirect positive and permanent long term impacts upon this objective.	+	Whilst providing detailed criteria to guide economic growth in the health and social care sectors will not directly deliver new homes, it will help to deliver community facilities for the needs of York's population and have indirect positive and permanent long term impacts upon this objective.
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 through access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. Also the NPPF seeks to promote healthy communities. This would help to improve the health and well-being of York's population and have positive and permanent long term impacts upon this objective.	+	Providing generic criteria to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This would help to improve the health and well-being of York's population and have positive and permanent long term impacts upon this objective.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This would help to improve the health and well-being of York's population and have positive and permanent long term impacts upon this objective.
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; 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This would help to provide training and education opportunities in	+	Providing generic criteria to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This would help to	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This would help to provide training and education

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> Provide good quality employment opportunities available to all. 		these sectors, which would have positive and permanent long term impacts upon this objective.		provide training and education opportunities in these sectors, which would have positive and permanent long term impacts upon this objective.	opportunities in these sectors, which would have positive and permanent long term impacts upon this objective.	
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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services as part of efforts to build a strong and competitive economy and to ensure the vitality of town centres. This will help to create jobs in these sectors and contribute to the overall growth of the economy, which will have positive and permanent long term impacts upon this objective.	+	Providing generic criteria to guide economic growth in the health and social care sectors will help to create jobs in these sectors and contribute to the overall growth of the economy, which will have positive and permanent long term impacts upon this objective.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to create jobs in these sectors and contribute to the overall growth of the economy, which will have positive and permanent long term impacts upon this objective.
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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This will help to deliver equality and access to all in respect of healthcare and social care and have positive and permanent long term impacts upon this objective.	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to deliver equality in terms of access to services and facilities. Impacts on this objective are therefore uncertain.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to direct these services to the best locations, taking account of local characteristics in York, such as, existing inequality and poor access to services. There would therefore be permanent and positive long term impacts upon this objective.
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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to reduce the need to travel since the NPPF promotes sustainable forms of transport and seeks to reduce reliance upon the car, which will have positive and permanent long term impacts upon this objective.	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to reduce the need to travel. Impacts on this objective are therefore uncertain.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to ensure that such growth is directed to areas which will reduce the need to travel. This would have positive and permanent long term impacts upon this objective.
7	To minimise greenhouse gases	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; 	+	Reliance upon the NPPF to guide economic growth in the health and social	?	It is uncertain whether generic criteria to guide economic	+	Providing detailed criteria to guide economic growth in the health and

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> 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. 		care sectors will help to minimise greenhouse gas emissions since the NPPF supports sustainable development and seeks to reduce harmful emissions and combat the adverse consequences of climate change		growth in the health and social care would include enough detail to include measures to reduce greenhouse gas emissions. Impacts on this objective are therefore uncertain.	social care sectors will help to ensure that such growth takes account of the need to use sustainable design and building materials, which will help to combat causes of climate change and manage its effects. There would therefore be positive and permanent long term impacts upon this objective.	
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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to conserve/enhance the natural environment since the NPPF affords strong protection to the natural environment and also seeks to enhance the natural environment. There would therefore be positive and permanent long term impacts upon this objective.	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to protect the natural environment. Impacts on this objective are therefore uncertain.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to direct these services to the best locations, taking account of local characteristics in York to ensure that the natural environment is protected as part of growth. This will have positive and permanent long term impacts upon this objective.
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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to use land resources efficiently since the NPPF promotes the use of previously developed land and seeks to protect land of high environmental value. This will have positive and permanent long term impacts upon this objective.	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to use land resources efficiently and safeguard their quality. Impacts on this objective are therefore uncertain.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to direct these services to the best locations, taking account of local characteristics in York to ensure that previously developed land is used where possible to support such growth, and to protect other valuable land such as agricultural land and allotments. This would have permanent and positive long term impacts upon this objective.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to protect water	?	It is uncertain whether generic criteria to guide economic growth in the health and social	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to direct

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		groundwaters.		resources and quality since the NPPF affords strong protection to the natural environment. There would therefore be positive and permanent long term impacts upon this objective.		care would include enough detail to include measures to protect water resources and quality. Impacts on this objective are therefore uncertain.	these services to the best locations, taking account of local characteristics in York to ensure that water resources and quality are not adversely impacted by such growth. This would have positive and permanent long term impacts on this objective.	
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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to have positive and permanent long term impacts upon this objective. The NPPF promotes sustainable development and seeks to reduce waste, both of which will impact positively on this objective.	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to reduce waste. Impacts on this objective are therefore uncertain.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to take account of the need to reduce waste as part of such of growth, which would have positive and permanent long term impacts on this objective.
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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to improve air quality since the NPPF seeks to reduce harmful emissions and to promote sustainable modes of transport	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to avoid adverse impacts on air quality and to improve air quality where possible. Impacts on this objective are therefore uncertain.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to direct these services to the best locations, taking account of local characteristics in York to ensure that such growth does not adversely impact on air quality and helps to improve air quality. This will have positive and permanent long term impacts upon this objective.
13	Minimise flood risk and reduce the impact of flooding to people and property in	<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 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to minimise flood risk and reduce the impact of flooding to people and property in York since the	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to take account of the need to ensure that such growth is not in areas which are at risk

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	York	design sustainable urban drainage systems (SuDs).		NPPF seeks to direct development away from highest risk of flooding. This will have positive and permanent long term impacts upon this objective.		minimise flood risk and reduce the impact of flooding to people and property in York. Impacts on this objective are therefore uncertain.	of flooding. This will help to minimise flood risk and reduce the impacts of flooding to people and property, which would have positive and permanent long term impacts upon this objective.	
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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to conserve/enhance York's historic environment since the NPPF affords significant protection to the historic environment and seeks to enhance it where possible. There would be positive and permanent long term impacts upon this objective.	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to conserve/enhance York's historic environment. Impacts on this objective are therefore uncertain.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to direct these services to the best locations, taking account of local characteristics in York to ensure that the historic environment is protected and enhanced where possible. This will have positive and permanent long term impacts upon this objective.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	+	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to conserve/enhance York's natural and built landscape since the NPPF seeks to protect the most important environmental land. There will be positive and permanent long term impacts upon this objective.	?	It is uncertain whether generic criteria to guide economic growth in the health and social care would include enough detail to include measures to conserve/enhance York's natural and built landscape. Impacts on this objective are therefore uncertain.	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to direct these services to the best locations, taking account of local characteristics in York to ensure that the natural and built landscape is conserved and enhanced where possible. This will have positive and permanent long term impacts upon this objective.
General		Option 1 has positive impacts on almost all of the SA objectives. Reliance on the NPPF to guide health and social care related employment growth will have positive economic impacts through the NPPF's goal to build strong competitive economy and to ensure the health and vitality of town centres. There will be positive environmental impacts since the NPPF affords significant protection to the environment, seeks to reduce harmful emissions, to combat the adverse consequences of climate change and to promote sustainable forms of transport. Option 3 has positive impacts on all of the SA objectives since the provision of detailed local criteria to guide economic growth in the health and social care sectors will help to direct growth in these services to the best locations, taking account of locally specific characteristics to ensure that there are no adverse environmental impacts, to help the economy grow and have positive impacts upon the health and well being of York's population.						
Preferred Approach		The preferred approach has a mixture of positive and uncertain impacts. Generic local criteria to guide economic growth in the health and social care sectors will have positive impacts upon the health and well-being of York's population, since there will be greater choice in respect of health and social care. There will also be positive economic impacts, since this option will help to facilitate growth in the economy resulting from job opportunities in these sectors, all of which will also have positive social impacts. There are uncertain environmental impacts as it is uncertain 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.						
Recommendations		It is recommended that the preferred approach includes adequate environmental safeguards to protect the environment from any adverse						

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

impacts associated with growth in the healthcare and social care sectors. This would help to reduce the number of uncertainties which this option currently has on the SA objectives.

8.4: Loss of Employment Land

SA Objective		Option 1 Rely on NPPF to protect existing employment sites	Option 2 Do not protect existing employment sites	Option 3 Provide local level criteria to protect existing employment sites
1	To meet the diverse housing needs of the population in a sustainable way. <ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0 No significant effects/no clear link.	? Impacts on this objective are uncertain. Not protecting existing employment sites could mean that these sites are developed for housing. This would help increase the amount of new housing available in York. On the other hand, loss of employment land could mean loss of jobs and reduce people's chances of being able to afford to buy a home/rent accommodation.	+ Providing local level criteria to protect existing employment sites will help to protect and create jobs. This will have indirect positive impacts on this objective, since it will help to increase wealth through safeguarding jobs and give the population of York a better chance to buy a house or rent accommodation.
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. 	0 No significant effects/no clear link.	? Impacts on this objective are uncertain. It would depend what other uses were developed upon the existing employment sites and whether they resulted in any adverse impacts upon or contributed to improving the health and well-being of York's population.	0 No significant effect/no clear link.
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 	+ Reliance on the NPPF to protect existing employment sites will have some positive impacts upon this objective	- Not protecting existing employment sites would prevent any training or education opportunities which may have	+ Providing local level criteria to protect existing employment sites would help to ensure that any training or education opportunities

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> success; Provide good quality employment opportunities available to all. 		<p>since the NPPF seeks to build a strong and competitive economy and to ensure the vitality of town centres. The NPPF also requires that <i>'planning policies should avoid the long term protection of sites allocated for employment uses where there is no reasonable prospects of a site being used for that purpose'</i>. This requirement may not permanently protect all employment sites but it will help to protect employment land which has reasonable chance of being developed for employment uses, or which has an existing long term employment use on it.</p>		<p>arisen from development of these. This would have negative and permanent long term impacts on this objective.</p>	<p>which would come from the development of these sites are protected and therefore accessible to the population of York. This would have positive and permanent long term impacts upon this objective.</p>
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	+	<p>Reliance on the NPPF to protect existing employment sites will have some positive impacts upon this objective since the NPPF seeks to build a strong and competitive economy and to ensure the vitality of town centres. The NPPF also requires that <i>'planning policies should avoid the long term protection of sites allocated for employment uses where there is no reasonable prospects of a site being used for that purpose'</i>. This requirement may not permanently protect all employment sites but it will help to protect employment land which has reasonable</p>	-	<p>Not protecting existing employment sites would prevent the creation of jobs which may have arisen from the development of these sites and so not contribute to growth of York's economy. This would have negative and permanent long term impacts on this objective.</p>	<p>Providing local level criteria to protect existing employment sites would help to create jobs and deliver growth of a sustainable and inclusive economy. There would be positive and permanent long term impacts upon this objective.</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
				chance of being developed for employment uses, or which has an existing long term employment use on it. Overall, reliance upon the NPPF to protect employment land will have positive and permanent long term impacts upon this objective.				
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. 	+	Reliance on the NPPF to protect existing employment sites will have positive impacts upon this objective since the NPPF will help to protect employment land, which will in turn ensure good access to goods and services and help to deliver equality and access to all. This would result in positive and permanent long term impacts on this objective.	-	Not protecting existing employment sites would prevent an increase in the number of jobs available, which would exacerbate existing imbalances of equality and exclusion with respect to the jobs market. This would also not help people to afford to buy/rent homes. All of this would have negative and permanent long term impacts upon this objective.	+	Providing local level criteria to protect existing employment sites would help to ensure that there is a good range of sites for economic development.
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites if they were not protected for employment uses and whether that increased or decreased the need to travel.	0	No significant impacts/clear link
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. 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to minimising greenhouse gas emissions.	0	No significant impacts/clear link

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
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. 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon these existing employment sites and whether they contributed to protecting the natural environment.	0	No significant impacts/clear link
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. 	+	Reliance on the NPPF to protect existing employment sites would have positive and permanent long term impacts upon this objective since the NPPF seeks to promote the use of PDL and seeks to safeguard the highest value environmental land from development.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they involved using land resources efficiently.	+	Providing local level criteria to protect existing employment sites would help to use land resources efficiently since it will help to reduce the amount of land which would be required for economic development. There would therefore be positive and permanent long term impacts upon this objective.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to improving water efficiency and quality.	0	No significant impacts/clear link
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. 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to reducing waste generation and increasing reuse and recycling.	0	No significant impacts/clear link
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 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to	0	No significant impacts/clear link

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> 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. 				improving air quality.		
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to minimising flood risk and reducing impact of flooding to people and property in York.	0	No significant impacts/clear link
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. 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to conserving or enhancing York's historic environment.	0	No significant impacts/clear link
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	No significant effects/no clear link.	?	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to conserving or enhancing York's natural and built landscape.	0	No significant impacts/clear link
General			Option 1 has no significant effects/no clear link to a number of the SA objectives. In relation to the economy there will be largely positive impacts from reliance upon the NPPF to protect existing employment sites since the NPPF seeks to build a strong					

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<p>competitive economy and to ensure the vitality of town centres. Option 2 has either uncertain or negative impacts since not protecting employment land could lead to a loss of jobs, training and education opportunities, which not help the economy to grow. Impacts on the rest of the SA objectives are uncertain, as the impacts that would occur would depend upon what other uses were developed on the lost employment sites.</p>						
Preferred Approach	<p>The preferred approach will have positive economic and social impacts since it will help to protect jobs and grow the economy by avoiding the loss of employment land. This in turn will help to ensure that there is a good range of employment sites available for economic development. There will also be positive social impacts through the protection of existing employment sites which will help to protect jobs, increase wealth and ensure good access to jobs and services. Local level criteria can take account of local specific circumstances in relation to the environment to ensure that existing employment sites do not adversely impact upon the environment.</p>						
Recommendations	<p>It is recommended that the local level criteria include sufficient environmental safeguards to ensure that the development of existing employment sites does not adversely impact upon the environment or the health and well-being of York's population. This would then help to remove uncertainties in relation to some of the SA objectives.</p>						

8.5: Business and Industrial Uses within Residential Areas							
SA Objective			Option 1 Rely on NPPF to control business and industrial uses within residential areas.		Option 2 Provide local level criteria to control business and industrial uses within residential areas.		
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	No significant effects/no clear link.	+	<p>Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances and help ensure that residential areas are not adversely affected by business and industrial developments. This will have positive and permanent long term impacts upon this objective.</p>	
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; 	+	The NPPF seeks to improve people's health and well being through a variety of measures including promoting sustainable modes of transport, including walking and cycling and that planning policies should ensure that 'a site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and	+	<p>Providing local level criteria to control business and industrial uses within residential areas will help to avoid locating such development where environmental circumstances could negatively impact on people's health. This would help to have positive and permanent long term impacts upon this objective.</p>	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> Ensure that land contamination/pollution does not pose unacceptable risks to health. 		<p><i>any proposals for mitigation including land remediation</i>'. Such measures will help to improve human health and therefore reliance upon the NPPF to control business and industrial uses within residential areas will have positive and permanent long term impacts upon this objective.</p>			
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. 	0	There is no significant effects/clear link.	0	There is no significant effects/clear link.	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	0	There is no significant effects/clear link.	-	There may be negative effects on this objective as providing local level criteria to control businesses and industrial users within residential areas may overly restrict business from developing where it wishes to locate.	
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. 	+	Reliance upon the NPPF to control business and industrial uses within residential areas will have positive and permanent long term impacts upon this objective since the NPPF seeks to create sustainable, inclusive and mixed communities and to direct new development to the most appropriate locations.	+	Providing local level criteria to control business and industrial uses within residential areas will help to avoid locating such development where it could adversely impact upon safety and security for people and property. This will have positive and permanent long term impacts upon this objective.	
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. 	+	The NPPF promotes the use of sustainable modes of transport and to reduce reliance upon the car and to seek to deliver an integrated transport network. Reliance upon the NPPF to control business and industrial uses within residential areas will therefore have positive and permanent long term impacts on this objective.	+	Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances and help reduce the need to travel from residential to business/industrial developments. There would therefore be positive and permanent long term impacts upon this objective.	
7	To minimise greenhouse gases that cause climate	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely 	+	The NPPF seeks to reduce greenhouse gas emissions through a variety of measures and also seeks to combat the adverse consequences	+	Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	change and deliver a managed response to its effects	<ul style="list-style-type: none"> 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. 			of climate change. Reliance upon the NPPF to control business and industrial uses within residential areas would therefore have positive and permanent long term impacts upon this objective.		circumstances to help minimise greenhouse gas emissions from these developments and avoid adverse impacts upon the population of residential areas in York. This would have positive and permanent long term impacts upon this objective.
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. 	+	The NPPF seeks to conserve and enhance the natural environment through a variety of measures including <i>'protecting and enhancing valued landscapes, geological conservation interests and soils; minimising impacts on biodiversity and providing net gains in biodiversity where possible'</i> . Reliance on the NPPF to control business and industrial uses within residential areas would therefore have positive and permanent long term impacts upon this objective.	+	Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances to help protect the natural environment as part of controlling these developments.	
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. 	+	The NPPF promotes the use of previously developed and seeks to protect the most valuable land from development. Reliance upon the NPPF to control business and industrial uses would therefore have positive and permanent long term impacts upon this objective.	+	Providing local level criteria to control business and industrial uses within residential areas will help to ensure that such development is built in appropriate locations and avoids development on high value land. This will help to use land resources efficiently and safeguard their quality.	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effect/no clear link.	+	Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances to help conserve water quality and where possible improve it. This will have positive and permanent long term impacts upon this objective.	
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. 	+	The NPPF promotes sustainable development and seeks to reduce waste. Reliance upon the NPPF to control business and industrial uses would therefore have positive and permanent long term impacts upon this objective.	+	Providing local level criteria to control business and industrial uses within residential areas will help to ensure that such development is built in appropriate locations which reduces waste generation and encourages recycling. This would have positive and permanent long term impacts upon this objective.	
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 	+	The NPPF requires that <i>'planning policies should sustain compliance with and contribute towards</i>	+	Providing local level criteria to control business and industrial uses within residential areas will	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 		<p><i>EU limit values or national objectives for pollutants, taking into account the presence of AQMAs and the cumulative impacts on air quality from individual sites in local areas.</i></p> <p>Together with other efforts in the NPPF to promote sustainable forms of travel and reduce greenhouse gas emissions, reliance upon the NPPF to control business and industrial uses within residential areas will have positive and permanent long term impacts upon this objective.</p>		<p>help to ensure that such development is built in appropriate locations which does not adversely impact upon air quality and helps to improve air quality. This will help to improve air quality and have positive and permanent long term impacts upon this objective.</p>	
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	+	The NPPF seeks to direct development away from areas at risk of flooding. This will help to ensure that business and industrial developments do not increase the risk of flooding to people and property in York's residential areas. This will have positive and permanent long term impacts on this objective.	+	<p>Providing local level criteria to control business and industrial uses within residential areas will help to ensure that such development is not built in areas at risk of flooding. This will help to minimise flood risk and reduce the impact of flooding to people and property in York's residential areas. This will have positive and permanent long term impacts upon this objective.</p>	
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. 	+	The NPPF seeks to protect the historic environment and also to enhance it where possible. This will help to ensure that business and industrial development does not adversely impact upon the historic environment of York, which will have positive and permanent long term impacts on this objective.	+	<p>Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances to help conserve/enhance York's historic environment. This will have positive and permanent long term impacts upon this objective.</p>	
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	+	The NPPF seeks to conserve and enhance the natural environment through a variety of measures including <i>'protecting and enhancing valued landscapes'</i> . Reliance upon the NPPF to control business and industrial uses within residential areas would therefore have positive and permanent long term impacts on this objective.	+	<p>Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances to help conserve/enhance York's natural and built environment. This will have positive and permanent long term impacts upon this objective.</p>	
General				Option 1 has a number of positive impacts since the NPPF seeks to direct new development to the most suitable locations, supports sustainable development, supports the development of a strong and prosperous economy and affords significant protection to the environment.			
Preferred Approach				The preferred approach will have positive impacts on the majority of the SA objectives. Providing local level criteria			

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
				to control business and industrial uses within residential areas can take account of locally specific circumstances to direct development to the most suitable locations and help to avoid any adverse impacts. This will have positive impacts on the environment. It will also have positive impacts on the social objectives, as the preferred approach will help to avoid adverse impacts upon residents of York. There may be a negative effect on the economy objective as local criteria may restrict business from developing where it wishes to locate.			
Recommendations				The preferred approach may have a negative effect on the economy objective by overly restricting business from developing where it wishes to locate. Consideration should therefore be given to the balance between protecting residential areas from inappropriate development and the need for economic development.			

SECTION 9: RETAIL

9.1: Retail Hierarchy						
SA Objective			Option 1: Retain existing retail centre hierarchy (City Centre, district and local centres)		Option 2: Review Retail hierarchy to include Monks Cross and Clifton Moor	
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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 through access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		for residents; <ul style="list-style-type: none"> Ensure that land contamination/pollution does not pose unacceptable risks to health. 					
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	++	<p>The city as a whole has an extensive and diverse array of retail facilities and is regionally significant as a sub-regional centre. The current retail hierarchy reflects the wider role and potential of different retail locations to support the local population as well as ensuring the vitality and viability of the city centre. Sites within these locations would allow for enhancement of the facilities they contain to enable this to reinforce their role whilst complementing the roles of other centres.</p> <p>This approach would support the overall retail sector as well as the overall economy given the strategic importance of the city centre to this. It would help ensure that the City Centre is protected from additional competitive uses on other centres, which would have a significant impact of its vitality and viability.</p> <p>This approach would supports the implementation of NPPF particularly given that it states a sequential test to planning applications as follows : “applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out-of-centre sites be considered”.</p> <p>Overall this approach has been assessed as significantly positive.</p>	-	<p>This approach would support the role of York as a regional centre and reflect the extensive contribution made by the out-of-centre site given that Monks Cross and Clifton Moor contain a concentrated proportion of convenience shopping as well as light industrial and commercial business.</p> <p>However, including these sites in the hierarchy would acknowledge support for their growth in the future. Whilst this would be positive for supporting this out-of-centre offer, tensions would be revealed between the viability of these centres and the vitality and viability of the City Centre given that it could reinforce their competing roles. Competition may also arise between these out-of-town centres and other existing local parades in close proximity which may show signs of decline in the long-term.</p> <p>The city centre is already pressurised by the planned expansion at Monks Cross. Further development could cause severe harm to the vitality and viability of the city centre.</p> <p>This approach would also conflict with the NPPF which states that out-of-centre sites should only be included should other suitable location in town centres and edge-of-centre are not available.</p> <p>The retail expansion/community stadium development of Monks cross will be including community facilities as part of the development. New employment and residential development to the north as well as north of Clifton Moor would need to have additional facilities for the population. Expanding these sites could offer a potential solution to the</p>	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very	negative impact likely	Positive or negative impact depending on how it is implemented
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	+	<p>Following the current retail hierarchy would show support for the existing centres that perform a day-to-day convenience shopping as well as a general comparison role for the resident and worker population . The neighbourhood parade study shows that there are parades of varying sizes around the city providing this important local function.</p> <p>In addition this would complement York’s regional role by ensuring viability and vitality of the city centre, which would draw people in from other places. This will have an overall positive benefit for the resident population now and in the future.</p> <p>Deprivation evidence with regards to barriers to housing and services shows that currently Clifton Moor is less deprived than elsewhere in the city, including the west Huntington area near Monks Cross. However, the existing planning permission including for healthcare and leisure facilities is likely to address part of this need.</p>	+	-	<p>need required. However, until this site and the Clifton Gate urban Expansion are planned, the level of facilities is not known and may better be catered for through a new local centre to enable better accessibility within the site.</p> <p>The impacts of following this would not be dissimilar to option one. Including Monks Cross and Clifton Moor as part of the hierarchy would enable the offer at these location to expand to accommodate the wider needs of the population rather than just a predominantly convenience shopping role. It would also recognise, particularly at Monks Cross, the potential role of the centre to address identified barriers to housing and services presented within the Index of Multiple Deprivation.</p> <p>The retail expansion/community stadium development of Monks cross will be including community facilities as part of the development. New employment and residential development to the north as well as north of Clifton Moor would need to have additional facilities for the population. Expanding these sites could offer a potential solution to the need required. However, until this site and the Clifton Gate urban Expansion are planned, the level of facilities is not known and may better be catered for through a new local centre to enable better accessibility with the site.</p> <p>However, should the out-of-centre sites become increasingly competitive with the city centre this may have a detrimental impact on facilities for communities within proximity to city centre in the long-term. Competition may also arise between these out-of-town centres and other existing local parades in close proximity which may show signs of decline in the long-term. This may have a detrimental impact on accessibility to local services.</p>	
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+	<p>This options should promote the use of sustainable modes of travel and local accessibility to different types of retail parade/centre. Retaining the existing hierarchy supports the role of the City Centre which is connected to the majority of the city via a number of sustainable modes. Furthermore, following the current retail hierarchy would show support for the existing centres that perform a day-to-day convenience shopping locally. This approach should continue to reduce the need to travel and ensure</p>	-	-	<p>Whilst there may be some similar benefits as per option 1 such as recognising the different levels of retail provision around the city and the local access this provide, there is potential for option 2 to conflict with this objective in the long-term. Including Clifton Moor and Monks Cross as additional centres is likely to encourage people to travel further to the out-of-town destinations. Whilst it is acknowledged that Monks Cross has a park and re to the</p>	

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		
				that the city centre remains the key destination accessible by sustainable transport. Overall this approach has been assessed as likely to have a positive impact.		<p>south and Clifton Moor has a non-frequent bus route to the centre, it is more likely to promote travel by car. It is acknowledged that there are no related plans for new or extended park and ride in these locations.</p> <p>However, the planning permission at Monks Cross in particular will have impacts on the overall transport network. By including this within the hierarchy, the cumulative impacts to this location could be considered and be addressed through recognition that the centre will have a wider function.</p> <p>In the long-term, this approach may also have an impact on local parade provision in the vicinity of these two locations which may have a detrimental impact on local access to retail provision meaning that people will need to travel further to access basic goods..</p> <p>On balance, this is likely to have a negative effect overall.</p>	
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. 	0	<p>This option is likely to maintain the status quo of ensuring that there is locally accessibility to service provision and that the city centre remains the main destination for retail. This is currently supported by existing transport connectivity.</p> <p>Overall it is considered that this approach will not have a significant impact on this objective.</p>	-	Given that this option is likely to promote travelling further to an out-of-town destination, it will have a corresponding negative impact on greenhouse gas emissions, which would be in conflict with this objective.	
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or 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; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	connected natural environment	<ul style="list-style-type: none"> Provide opportunities for people to access the natural environment. 					
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	+	Expansion of the areas in the existing retail hierarchy is likely to be brownfield development. Areas such as Castle Piccadilly within the city centre is a key example of this.	+ -	<p>Within Monks Cross and Clifton Moor there is likely to be some parcels of land that could be available for (re)development. However, any large scale expansion would require more land which is likely to be greenfield, similarly to the planning permission granted at Monks Cross South for the community stadium and associated retail function.</p> <p>Overall this approach is assessed as likely to have positive and negative impacts.</p>	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	<p>This option is likely to maintain the status quo of ensuring that there is local accessibility to service provision and that the city centre remains the main destination for retail.</p> <p>This approach would not address current air quality impacts within the city centre and would need to ensure that cumulative impacts arising from this approach and not recognising Monks Cross and Clifton Moor are considered.</p> <p>On balance, it is considered that this approach will not have a significant impact on this objective in relation to the baseline position.</p>	-	<p>The attractiveness of these areas may have positive and negative impacts on York. Positive benefit may be experienced within the city centre regarding air quality should more people be attracted to the out-of-town destinations. Conversely, there may be adverse effects as the result of car travel within the local vicinity of the 2 locations risking new areas of exposure to poor air quality. This may be particularly relevant at Monks Cross where the cumulative impacts of the existing function and the new planning permission for a community stadium/retail will need to be addressed.</p> <p>On balance, this may have negative impacts in the long-term.</p>	
13	Minimise flood risk and	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		
	reduce the impact of flooding to people and property in York	does not negatively impact on flood risk; <ul style="list-style-type: none"> Deliver or incorporate through design sustainable urban drainage systems (SuDs). 					
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+	This approach would ensure that the city centre remained the primary retail destination supporting its overall vitality and viability as well as the structure of the smaller neighbourhood centres around the city, some of which are reflective of the smaller settlements now subsumed into the main urban area. This approach should encourage local distinctiveness, This is a key characteristic of York and would have a long-term benefit.	-	Recognition of the out-of-town centres may cause competition with the city centre and local centres identified in the hierarchy causing adverse impacts on local distinctiveness and character. The impacts of this are likely to become more severe over the lifetime of the plan. This is assessed as likely to not have a significant impact in the short term but have increasingly negative effects in the long-term.	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve 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. 	+	The current retail hierarchy reflects the development of York and importance of certain built areas of the city. This approach would ensure that the city centre remained the primary retail destination supporting its overall vitality and viability as well as the structure of the smaller neighbourhood centres around the city, some of which are reflective of the smaller settlements now subsumed into the main urban area. This approach should encourage local distinctiveness, This is a key characteristic of York and would have a long-term benefit	+ -	Monks Cross and Clifton Moor are existing destinations for employment, retail and leisure. They form part of the overall built landscape of the city and including them within the hierarchy would recognise this contribution to York built landscape. However, they are predominantly out of character with the pattern of other smaller parades within the city providing a local service function. Conflict with the city centre and other smaller neighbourhood parades may impact on their vitality and result in change within the built landscape effecting its local distinctiveness. On balance, there are likely to be positive and negative effects on the objective.	
General			Option 1 is likely to support the role of York's multi-layered retail offer through defining the centres and showing support for their overall growth. This would prioritise the city centre as the main location for retail ensuring complimentary rather competing convenience is offered in the other tiers. Including Monks Cross and Clifton Moor within these hierarchies would also support York's retail offer. However, it is likely to lead to competition, particularly given the recent permission for the expansion of Monks Cross. The city centre is under pressure from these centres already and by allocating these site in the hierarchy, its may have a further detrimental impact on the city centre's vitality and viability. This in turn may also impact on other aspects of the economy located within the city centre. It is acknowledged that the permission at Monks Cross would be including community facilities as well which could be a solution to some need required from the allocations for employment and housing to the north. Given that this is yet unknown and that the function of a new local centre may also be a practical solution too, the overall impacts of this approach are likely to be negative.				
Preferred Approach			Option 1: Retain the existing retail centre hierarchy (city centre, district and local centres)				

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<ul style="list-style-type: none"> This approach is likely to have positive impacts for the economy in the long-term. Ensuring the city centre is the focus for retail will support its sub-regional role as well as reinforcing local centres/district centres to support the needs of the local population. This approach will cause the least harm to York by limiting growth of out-of-town shopping areas. This approach is also likely to support the character of the city by ensuring supporting local distinctiveness which is obtained through the pattern of smaller local service and neighbourhood parades. Option 1 is likely to continue to support sustainable travel and local access to services. Whilst this is unlikely to affect the status quo in terms of air quality within the city centre for example, it still needs to ensure that the cumulative impacts arising from Clifton Moor and Monks cross overall are considered in decision-making. 						
Recommendations	<ul style="list-style-type: none"> The preferred Approach should ensure that there is a mechanism to recognise and address any impacts arising from Monks Cross and Clifton Moor in decision-making. Active measures should be included within the preferred approach to ensure the viability and vitality of each tier in the hierarchy such as development or growth expectations. 						

9.2: Retail Centres – Issue 1: Guiding development							
SA Objective			Option 1: Rely on the NPPF policies to guide retail development		Option 2: Provide Local level policy to guide retail development in retail centres / out of town centres		
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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; 	+	<p>Using the NPPF would enable a generic health impact to be undertaken to ensure that there are no adverse impacts from development. The NPPF states its support for healthy communities and should ensure that this is considered through the planning and development process.</p> <p>However, this approach would allow interpretation of what the impact on health may be and would not necessarily cover or pick up in detail local issues which may impact on residents health.</p> <p>On balance, it is likely that this approach would have a</p>	+	<p>This approach would allow indicators relating to health such as air quality, contamination and noise influence the location of development to identify any impacts arising from on the surrounding area and to enable mitigation measures to be put in place.</p> <p>This approach is likely to have a positive effect on this objective.</p>	

KEY	++		+	0	?	-	--		
	Very positive impact likely		Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> Ensure that land contamination/pollution does not pose unacceptable risks to health. 			positive impact.				
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. 	0		There is no clear link between this alternative and the objective		0		There is no clear link between this alternative and the objective
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	+	-	<p>The NPPF approach is clear that the vitality of town centres is recognised and positively planned for. It dictates that a sequential approach to designating and consenting sites could be applied to ensure this happens under the remit of a hierarchy locations.</p> <p>The NPPF would put the onus on developers to define why retail needs to be designated within different areas and may cause tensions for development in locations that the Council would not consider suitable based upon a local assessment and hierarchy. This approach lacks a local and York centric understanding of impacts on specific areas and sectors within York. The approach would be general and therefore would be open to challenge causing tensions between developer and council requirements for the long-term.</p> <p>This approach has been assessed as having both positive and negative impacts.</p>		+	<p>This approach would build upon the NPPF to allow the hierarchy and retail needs/impacts to be designated locally. This would allow the retail needs to be defined using known locations and development proposals as well as an understanding of the overall impact on the economy. In particular this approach would be able to support York as a Sub-regional centre in the long-term through being able to identify and assess its characteristics and likely needs in the future. Similarly, this should support the different centres within the overall retail hierarchy enabling their viability into the future. This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce.</p> <p>Overall this approach has been assessed as likely to have positive effects.</p>	
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	+		<p>The NPPF states that Local plans should recognise <i>that "Town centres..[are] the heart of their communities an [Local Authorities should] pursue policies to support their overall viability and vitality"</i> and well as ensuring that the hierarchy of defined centres is resilient to future economic changes and development is sequential through the different tiers of hierarchy. This should contribute to ensuring local provision of services are considered through the planning and decision-making process.</p> <p>However, this is a generic approach and would not necessarily include the detail necessary to capture local</p>		++	<p>Using a local approach would allow the identification of a local hierarchy and gaps in provision/need and demand to be identified. This approach is likely to be more successful in targeting services where there are disparities to ensure that people across the city have equal access to local service provision.</p> <p>This approach would also be able to set standards and quantum's for new development. This would be particularly significant for large developments that are required to provide local services as part of the overall scheme in terms of distances, access and type of facilities provided.</p>	

KEY	+		O	?	-	-		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+	<p>need in order to respond to any identified gaps in provision.</p> <p>Overall this should have a positive effect on provision of local services and facilities but would not be as a locally derived approach..</p>	+	<p>This is likely to have a significantly positive effect on this objective.</p>		
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+ ?	<p>The NPPF supports the use of sustainable modes of transport as well as accessibility. In determining the location of new development it supports an approach that considers accessibility and that <i>“gives priority to pedestrian and cycle movements and have access to high quality public transport facilities”</i>.</p> <p>Whilst this would be a generic approach, it would necessitate the need to identify access to the site in order to reduce the need to use a car.</p> <p>Overall this is likely to have a positive impact on this objective.</p>	+ ?	<p>This approach would build upon the NPPF and would require a more detailed and locally defined understanding of how retail development would be accessed. It would necessitate an understanding of existing transport routes and connections available allowing a detailed analysis on whether further linkages were needed and how these may be implemented.</p> <p>Overall this is likely to have a positive impact. The impact could be significant but this would depend upon the detailed policy wording.</p>		
8	Conserve or enhance green infrastructure , bio-diversity,	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); 	+	<p>Using the NPPF approach is likely to promote the use of sustainable transport modes to access retail facilities and new development. It states that <i>“plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people”</i>. Furthermore, it encourages <i>“that solutions which support reductions in greenhouse gas emissions and reduce congestion”</i>.</p> <p>Whilst this is positive, the NPPF is open to interpretation and lacks a specific understanding of what would be the best solution/approach for York. The success and duration of the beneficial impacts are also likely to vary depending upon the nature and scale of development. Larger scale development is likely to have a more detrimental impact should it be made attractive for travelling by car.</p> <p>Overall it is likely that the approach will have a positive effect on the objective but the likely scale is uncertain.</p>	+ ?	<p>Similarly to option 1, option 2 is likely to have positive effects on this objective through the promotion of sustainable transport modes in the consideration of retail development. Furthermore, this would require a detailed understand of existing access and solutions to encourage the reduction of car use and consequently have beneficial impacts on greenhouse gas emissions.</p> <p>The success and duration of the beneficial impacts are likely to vary depending upon the nature and scale of development. Larger scale development is likely to have a more detrimental impact should it be made attractive for travelling by car.</p> <p>Overall it is likely that the approach will have a positive effect on the objective but the likely scale is uncertain.</p>		

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 		<ul style="list-style-type: none"> <i>minimising impacts on biodiversity ..."</i> <p>Following this approach to retail development is likely to have a positive influence on the location of retail development ensuring that biodiversity and Green Infrastructure are taken into account. However, it is open to interpretation and therefore there is more potential for tensions to evolve in its application.</p> <p>On balance, this is likely to have a positive effect.</p>		<p>a sequential way, it is anticipated that the majority of retail development is likely to be on Brownfield sites within the urban area and have no significant impact on biodiversity/green infrastructure as per this objective. Furthermore, the location of allocations are screened to ensure that any impacts are identified and the most suitable sites are chosen for development. Where sites are shown to be in close proximity, this approach will be able to discount the site or ensure suitable mitigation is included.</p> <p>Overall the likely effect on this objective is positive impact given that it will reduce the risks of adverse effects on biodiversity.</p>	
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	+ -	<p>Following the NPPF approach is likely to result in the in the development of brownfield sites in relation to the identified retail hierarchy. Out-of-centre sites which may have the largest impact on this objective is only allowed should alternative town centre sites not be available.</p> <p>Although this approach may have positive benefits, it is open to interpretation and would allow for negotiation as part of understanding the viability and deliverability as the NPPF caveats this in terms of ensuring deliverability overall. This may have detrimental impact in the long-term on which parcels of land are used for development.</p> <p>Overall, this objective is likely to have positive and negative effects.</p>	+ -	<p>A local approach would enable suitable brownfield locations to be assessed and sequentially favoured to greenfield sites as per option 2. This approach would also allow identification of other environmental issues regarding the site such as contamination and ensure that measure were incorporated to ensure its remediation prior to development.</p> <p>Strategic sites will need to incorporate local facilities. Where developments are identified as greenfield sites, this may conflict with this objective but be offset by the social benefits that it gains.</p> <p>On balance, this is likely to have positive and negative impacts.</p>	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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); 	+ - 0	Using the NPPF approach is likely to promote the use of sustainable transport modes to access retail facilities and new development. It states that <i>"plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people"</i> . Furthermore, it encourages <i>"that solutions which support reductions in</i>	+ ?	Similarly to option 1, option 2 is likely to have positive effects on this objective through the promotion of sustainable transport modes in the consideration of retail development. Furthermore, this would require a detailed understand of existing access and solutions to encourage the reduction of car use and consequently have beneficial	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 		<p><i>greenhouse gas emissions and reduce congestion”.</i></p> <p>Whilst this is positive, the NPPF is open to interpretation and lacks a specific understanding of what would be the best solution/approach for York. The success and duration of the beneficial impacts are also likely to vary depending upon the nature and scale of development. Larger scale development is likely to have a more detrimental impact should it be made attractive for travelling by car.</p> <p>Overall it is likely that the approach will have a positive effect on the objective but the likely scale is uncertain.</p>		<p>impacts on greenhouse gas emissions and air quality.</p> <p>The success and duration of the beneficial impacts are likely to vary depending upon the nature and scale of development. Larger scale development is likely to have a more detrimental impact should it be made attractive for travelling by car. Furthermore, using the existing retail hierarchy is likely to maintain the status quo of ensuring that there is locally accessibility to service provision and that the city centre remains the main destination for retail. This approach would not address current air quality impacts but would direct development to locations with existing connectivity to the transport network..</p> <p>Overall it is likely that the approach will have a positive effect on the objective but the likely scale is uncertain.</p>	
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
14	Conserve or enhance York’s historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+ -	<p>The NPPF supports the conservation of the natural and historic environment meaning that using this approach is likely to ensure consideration for any heritage assets in locating development.</p> <p>However, this approach would allow interpretation as to what the likely impacts are on and may not consider local evidence base such as the Heritage Topic paper which sets out key characteristics and vulnerabilities within the city.</p> <p>This approach is likely to have both positive and negative effects.</p>	+	<p>This approach would ensure that York’s heritage assets were considered in detail a part of assessing the location for retail development and any impacts that development be caused. The Heritage Topic Paper and Impact Assessment could be used as a way of determining the impact and mitigation measures required on the site.</p> <p>This is likely to have a significantly positive impact on the objective.</p>	
15	Conserve or enhance York’s natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context 	+ -	<p>The NPPF supports the conservation of the natural and historic environment meaning that using this approach is likely to ensure consideration for any landscape and setting issues in locating development.</p>	+	<p>This approach would ensure that York’s landscape and setting were considered in detail a part of assessing the location for retail development and any impacts that development be caused. The Heritage Topic Paper and Impact Assessment could be used as a way of determining</p>	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper.		However, this approach would allow interpretation as to what the likely impacts are on and may not consider local evidence base such as the Heritage Topic paper which sets out key characteristics and vulnerabilities within the city. This approach is likely to have both positive and negative effects.		the impact and mitigation measures required on the site. This is likely to have a significantly positive impact on the objective.	
General	<p>Option 1 is likely to have both positive and negative impacts. Whilst an NPPF approach would afford consideration of factors in the location of development it is likely to have negative impacts in the long-term given that the NPPF sets out a general approach and this would be left open to interpretation by developers. It is likely that this would cause tensions between the Council and developers due to a lack of a locally designated hierarchy and policy.</p> <p>The approach of option 2 is likely to have a positive impact for York’s overall economy, and environment. This approach would be build upon the NPPF approach allow the hierarchy to be designated locally and factor in locally significant criteria in any assessment for retail development.. This would allow the retail needs to be defined using known locations and refine this with an understanding of their sustainability. This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce.</p>						
Preferred Approach	<p>Option 2: Provide Local Level policy to guide retail development in retail centres/out of town centres.</p> <ul style="list-style-type: none"> This approach would be NPPF compliant but allow the retail impact and hierarchy to be designated locally. This would allow the retail needs and impacts to be defined using known locations and development proposals as well as p factoring in locally significant criteria in any assessment for retail development to ensure they are socially, environmentally as well as economically acceptable... This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce in the long-term through long-term accessibility. 						
Recommendations	The preferred policy could set out development principles key in considering the location of retail development to ensure that these are explicit to ensure they inform strategic sites and planning applications alike.						

9.3: Retail Centres – Issue 2: Protection							
SA Objective			Option 1: Rely on the NPPF policies to protect the vitality and viability of retail centres		Option 2: Provide Local level policy that protects retail centres’ function, vitality and viability		
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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		of the population; <ul style="list-style-type: none"> Deliver pitches required for Gypsies and Travellers and Showpeople. 					
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	+ -	<p>The NPPF approach is clear that the vitality of town centres is recognised and positively planned for. It dictates that a sequential approach to designating and consenting sites could be applied to ensure this happens under the remit of a hierarchy locations.</p> <p>The NPPF would put the onus on developers to define why retail needs to be designated within different areas and may cause tensions for development in locations that the Council would not consider suitable based upon a local assessment and hierarchy. This approach lacks a local and York centric understanding of impacts on specific areas and sectors within York. The approach would be general and therefore would be open to challenge causing tensions between developer and council requirements for the long-term.</p>	++	<p>This approach would build upon the NPPF to allow the hierarchy and retail needs/impacts to be designated locally. This would allow the retail needs to be defined using known locations and development proposals as well as an understanding of the overall impact on the economy. In particular this approach would be able to support York as a Sub-regional centre and hub for retail, leisure and culture in the long-term through being able to identify and assess its characteristics and likely needs in the future. Similarly, this should support the different centres within the overall retail hierarchy enabling their viability into the future. This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce.</p> <p>Overall this approach has been assessed as likely to have</p>	

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		
						positive effects.	
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or 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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	connected natural environment	access the natural environment.					
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
13	Minimise flood risk and	<ul style="list-style-type: none"> • Reduce risk of flooding; • Ensure development location and design 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	reduce the impact of flooding to people and property in York	does not negatively impact on flood risk; <ul style="list-style-type: none"> • Deliver or incorporate through design sustainable urban drainage systems (SuDs). 					
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> • Conserve or enhance the special character and setting of the historic city; • Promote or enhance local culture; • Conserve or enhance designated and non-designated heritage assets and their setting; • Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> • Conserve or enhance the landscape including areas of landscape value • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
General			<p>Option 1 is likely to have negative impacts in the long-term given that the NPPF sets out a general approach and this would be left open to interpretation by developers. It is likely that this would cause tensions between the Council and developers due to a lack of a locally designated hierarchy and policy.</p> <p>The approach of option 2 is likely to have a positive impact for York's overall economy. This approach would be build upon the NPPF approach allow the hierarchy to be designated locally. This would allow the retail needs to be defined using known locations and development as well as what is known regarding the impact on the economy.</p> <p>This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce.</p>				
Preferred Approach			<p>Option 2: Provide Local Level policy to guide retail development in retail centres/out of town centres.</p> <ul style="list-style-type: none"> • This approach would be NPPF compliant but allow the retail impact and hierarchy to be designated locally and support York's sub-regional status and hub for retail, leisure and cultural pursuits in the future. It would also support other retail locations within the hierarchy which are locally accessible and perform a day-to-day function. This would allow the retail needs and impacts to be defined using known locations and development proposals as well as permitting an understanding on the overall the impact on the economy. This approach is likely to maximise the economic potential from the retail sector for the overall economy and ensure their vitality and viability in the long-term... 				
Recommendations			The preferred approach should build in the role of the different locations within the hierarchy to ensure there is an explicit understanding of				

KEY	++	+	0	?	-	--	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

their function over the plan period so that this can be supported in the future.

9.4: Retail Centres – Issue 3: Development of out-of-centre retail						
SA Objective			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 into 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.		Option 2: Provide Local level policy that restricts development of out-of-town centre retail to small scale expansion (less than 200sq m)	
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
2	Improve the health and well-being of York's population	0	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
3	Improve education, skills development and training for an effective	<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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		
	workforce						
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • Deliver and promote stable economic growth; • Enhance the city centre and its opportunities for business and leisure; • Provide the appropriate infrastructure for economic growth; • Support existing employment drivers; • Promote a low carbon economy. 	+ -	<p>This alternative would ensure that development would need to prove it had no adverse impacts on the Centres within the retail hierarchy to ensure its vitality band viability in the long-term or undermined the role and function of the city centre. Development would also need to prove their overall economic benefit for the city.</p> <p>Whilst this approach might help the conditions for business and economic growth overall, it does not reflect the spatial importance of other areas where investment is critical to ensure the wider objectives of the plan are met. This is particularly true of the city centre which is important for the overall delivery of York's economic vision</p> <p>This approach is likely to be open to interpretation and negotiation on suitable impacts to the centres on the retail hierarchy and what constitutes overall economic benefit for the city.</p> <p>Overall, this approach is assessed to have positive and negative impacts on this objective.</p>	+	<p>This approach allows the targeting of development in a more spatially specific way recognising the importance of investment in key locations to deliver York economic vision. It will particularly ensure that conflict between out-of-town development and the city centre are minimised to ensure long-term vitality and viability.</p> <p>However, this approach would also limit expansion which could be proved to be needed in the future in locations which reflect where new housing development is located. On balance, this would provide the most positive approach for the long-term.</p>	
5	Help deliver equality and access to all	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 	?	<p>This approach may encourage travel to out-of-town destinations which may be less accessible than the city centre promoting the use of the car. This would conflict with this objective.</p> <p>The level of impact would be commensurate with the scale and location of development. This is therefore assessed as uncertain.</p>	?	<p>This approach would limit the scale of development to a new or existing out-of-centre location minimising the potential attractiveness of this as a destination, particularly by car.</p> <p>However, the impacts of this may not incorporate sustainable travel measures due to the size of development which may be relevant when considering the cumulative impacts of development.</p> <p>The level of impact would be commensurate with the scale and location of development. This is therefore assessed as</p>	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	?	<p>This approach may encourage travel to out-of-town destinations which may be less accessible than the city centre promoting the use of the car and have a negative impact on greenhouse gas emissions. This would conflict with this objective.</p> <p>The level of impact would be commensurate with the scale and location of development. This is therefore assessed as uncertain.</p>	?	<p>uncertain.</p> <p>This approach would limit the scale of development to a new or existing out-of-centre location.</p> <p>However, the impacts of this may not incorporate sustainable travel measures due to the size of development which may be relevant when considering the cumulative impacts of development.</p> <p>The level of impact would be commensurate with the scale and location of development. This is therefore assessed as uncertain.</p>	
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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	-	Accepting out-of-town development may have adverse impacts on Greenfield land-take given that it promotes development in areas on the periphery of the city. The scale of this impact would be commensurate to the scale of proposed development.	+ -	<p>This approach is likely to have ensure that expansion of existing out-of-town centres takes place. The size threshold imposed may enable smaller sites to be accommodated within existing areas or redevelopment of areas to take place subject to land being available Should this not be the case, it is likely that adjacent greenfield land may be used.</p> <p>The scale of the impact would depend upon the location of this development.</p> <p>Overall this is assessed to have both positive and negative effects.</p>	
10	Improve water	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	efficiency and quality	groundwaters.					
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle 	0	<p>Recognition of the out-of-town centres may cause competition with the city centre and local centres identified in the hierarchy causing adverse impacts on local distinctiveness and character. The impacts of this are likely to become more severe over the lifetime of the plan.</p> <p>This is assessed as likely to not have a significant impact in the short term but have increasingly negative effects in the</p>	-	This approach would ensure that the city centre remained the primary retail destination supporting its overall vitality and viability as well as the structure of the smaller neighbourhood centres around the city, some of which are reflective of the smaller settlements now subsumed into the main urban area. This approach should encourage local distinctiveness, This is a key characteristic of York and would have a long-term benefit.	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		Characteristics of the City as identified in the Heritage Topic Paper.		long-term.			
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	+	-	<p>Out-of town shopping areas such as Monks Cross and Clifton Moor are existing destinations for employment, retail and leisure. They form part of the overall built landscape of the city and including them within the hierarchy would recognise this contribution to York built landscape.</p> <p>However, this approach may enable development that is predominantly out of character with the pattern of other smaller parades within the city providing a local service function.</p> <p>Whilst this states that no conflict would be allowed between the city centre and these out-f-town destinations, this would be open for interpretation and may impact on their vitality and result in change within the built landscape effecting its local distinctiveness.</p> <p>On balance, there are likely to be positive and negative effects on the objective.</p>	+	<p>The current retail hierarchy reflects the development of York and importance of certain built areas of the city. This approach would ensure that the city centre remained the primary retail destination supporting its overall vitality and viability as well as the structure of the smaller neighbourhood centres around the city, some of which are reflective of the smaller settlements now subsumed into the main urban area. This approach should encourage local distinctiveness, This is a key characteristic of York and would have a long-term benefit</p>
General			<p>Whilst Option 1 might help the conditions for business and economic growth overall, it does not reflect the spatial importance of other areas where investment is critical to ensure the wider objectives of the plan are met. This is particularly true of the city centre which is recognised as a sub-regional centre and is important for the overall delivery of York's economic vision . In the long-term it is anticipated that this would have negative impacts.</p> <p>Option 2 allows the targeting of development in a more spatially specific way recognising the importance of investment in key locations to deliver York economic vision. It would support the overall role of the retail hierarchy and the sub-regional centre status of the city centre. This would provide the most positive approach for the long-term.</p>				
Preferred Approach			<p>Option 2: Provide Local level policy that restricts development of out-of-town centre retail to small scale expansion (less than 200sq m) This approach is likely to deliver the most positive economic approach in the long-term. This would allow the targeting of development in a more spatially specific way recognising the importance of investment in key locations to deliver York economic vision. It is likely to have positive environmental benefits through small scale expansion on sites</p>				
Recommendations			<p>There were no adverse impacts identified from having a local policy to restrict out-of-centre development and therefore there is no need for the policy wording to take account of any negative impacts.</p>				

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SECTION 10: HOUSING GROWTH AND DISTRIBUTION

10.1: Housing Growth			Option 1: 850 dwellings per annum	Option 2: 1090 dwellings per annum	Option 3: 1500 dwellings per annum	Option 4: 2060 dwellings per annum
1	<p>To meet the diverse housing needs of the population in a sustainable way.</p> <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 Show people. 	<p>+</p> <p>This option would deliver 850 dwellings per annum. This would be in-line with CLG household projections and will help to meet housing needs in the City of York. However, the option would not fully address affordable need identified in the North Yorkshire SHMA for 790 affordable dwellings per annum. This option would also 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.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>	<p>++</p> <p>This option would deliver a total of 1090 dwellings per annum. This represents a substantial increase in delivery relative to Option 1 of approximately 5,100 dwellings over a 15 year period. This scale of delivery will support forecasted employment growth and would provide the choice for those who may take up new jobs to reside in York.</p> <p>The evidence base indicates that this option would generate a moderate boost to affordable housing supply over the plan period although like Option 1, it would not meet the 790 target for affordable dwellings per annum set in the North Yorkshire SHMA.</p>	<p>++</p> <p>This option would deliver a total of 1500 dwellings per annum. Unlike Options 1 and 2, this option would meet the newly arising affordable housing need over the plan period. However, the option would not meet the affordable housing backlog over the Plan period.</p> <p>This option could present opportunities to accommodate additional housing demand from neighbouring authorities which is particularly pertinent given the linkages between housing market areas.</p> <p>Overall, this option has been assessed as having a significant positive effect on this objective.</p>	<p>++</p> <p>This option would deliver 2060 dwellings per annum. This significantly exceeds CLG household projections, increasing delivery by an additional 19,650 dwellings over a 15 year period. This level of growth is also substantially greater than that under Options 2 and 3.</p> <p>Reflecting the scale of housing growth envisaged under this option, the affordable housing target of 790 affordable dwellings per annum over the plan period would be met including both the backlog and the newly arising affordable housing need as set out within the North Yorkshire SHMA. This option could also present opportunities to</p>	

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
					In view of the scale of housing growth under this option (which exceeds CLG household projections), and the boost to affordable housing supply, this option has been assessed as having a significant positive effect on this objective.		accommodate additional housing demand from neighbouring authorities which is particularly pertinent given the linkages between housing market areas. Overall, this option has been assessed as having a significant positive effect on this objective.			
2	Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle through access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	-	Housing growth is likely to generate minor, temporary adverse effects on health in the short term during construction (e.g. as a result of emissions to air from HGV movements and plant). Whilst effects will be dependent on the exact location of new development and its proximity to sensitive receptors, it can be assumed that new housing would be delivered within and in close proximity to existing residential areas. In the longer term, new housing could also adversely affect health due to, for example, emissions from increased traffic. Whilst the scale of housing delivery under this option is relatively low compared to Options 2, 3 and 4, there is likely to be a need to accommodate some development at Greenfield	-	The range and type of effects on health associated with this option are likely to be similar to those identified in respect of Option 1. This option would deliver higher housing growth and in consequence there is the potential for the severity of effects to be increased (e.g. as a result of increased traffic or pressure on open space) relative to Option 1, although not to a level considered to be significant. As with Option 1, new housing development may provide opportunities to incorporate health facilities, open space and measures that facilitate walking and cycling.	-	The range and type of effects on health associated with this option are likely to be similar to those identified in respect of Option 1. This option would deliver substantially higher housing growth and in consequence there is the potential for the severity of effects to be increased relative to Option 1 (and Option 2) (e.g. as a result of increased traffic or pressure on open space) although not to a level considered to be significant. As with Option 1, new housing development may provide opportunities to incorporate health facilities, open space and measures that facilitate walking and cycling.	+	This option would deliver significant housing growth and in consequence there is the potential for the severity of adverse effects to be substantially increased relative to Options 1, 2 and 3. Further, in view of the anticipated pressure for housing land there is expected to be an increased risk that new development would be located in inappropriate areas (e.g. within AQMAs) and in locations that are relatively inaccessible to both healthcare facilities as well as other services which could discourage walking and cycling. Overall, this option has been assessed as having a significant negative effect on this objective.

KEY	++		+	0	?	-	-			
	Very positive impact likely		Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented	
				sites which could result in the loss of open space. Overall, this option has been assessed as having a negative effect on this objective. Notwithstanding, it should be noted that new housing development may provide opportunities to incorporate health facilities, open space and measures that facilitate walking and cycling.						
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. 	+	This option is expected to help deliver student accommodation, generating a positive effect on this objective. Whilst new development may encourage additional educational provision, there is a risk that in areas such as Clifton this could further increase pressure on existing educational facilities, particularly primary schools. Overall, this option has been assessed as having a positive effect on this objective.	+	The range and type of effects on education associated with this option are likely to be similar to those identified in respect of Option 1.	+	The range and type of effects on education associated with this option are likely to be similar to those identified in respect of Option 1.	+	The range and type of effects on education associated with this option are likely to be similar to those identified in respect of Option 1.
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; 	+	Housing development will generate economic benefits associated with construction including, for example, direct job creation, supply chain benefits and increased spend in the local economy by contractors and construction workers.	+	Effects associated with this option are likely to be similar to those identified in respect of Option 1 although their magnitude is likely to be increased; commensurate with the scale of growth under this option (although not	+	Effects associated with this option are likely to be similar to those identified in respect of Option 1 although their magnitude is likely to be increased; commensurate with the scale of growth under this option (although not	++	Taking into account the substantial level of housing development under this option, positive effects identified in relation to Options 1, 2 and 3 have been assessed as being significant under this option.

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
		<ul style="list-style-type: none"> Support existing employment drivers; Promote a low carbon economy. 		<p>In the longer term, new housing and associated population growth will in-turn help enhance the viability of businesses in the City of York and the vitality of the City Centre as well as other centres, encouraging additional investment in sectors such as retail and leisure and generating employment opportunities.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>		<p>to a level considered to be significant).</p> <p>Additionally, this option will provide the scale of housing growth to support the employment growth forecast in the York Economic and Retailing Growth and Analysis and Visioning Work. This would provide the choice for those who may take up new jobs to reside in York rather than commute into the district and may help encourage business retention and inward investment.</p> <p>Overall, this option has been assessed as having a positive effect on this objective.</p>		<p>to a level considered to be significant).</p>		
5	Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	+	<p>This option will deliver new housing in-line with CLG household projections. This is likely to help meet needs across the City of York. However, as noted above the option would not fully address affordable need identified in the North Yorkshire SHMA for 790 affordable dwellings per annum.</p> <p>New housing development is likely to increase the viability of existing services and facilities and stimulate investment in new</p>	+	<p>Effects associated with this option are likely to be similar to those identified in respect of Option 1 although their magnitude is likely to be increased, commensurate with the scale of growth under this option. As noted above, this option would generate a moderate boost to affordable housing supply across the plan period although like Option 1 it would not meet the 790 target for affordable dwellings per</p>	+	<p>Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the scale of growth under this option. In this respect, this option would provide a significant boost to help meet the newly arising affordable housing need element of the SHMA target. However, this option would not meet</p>	++	<p>As noted above, Option 3 would meet the affordable housing target of 790 affordable dwellings including both the backlog and the newly arising affordable housing need as set out in the North Yorkshire SHMA.</p> <p>The scale of growth under this option has the potential to significantly boost the viability of existing services and facilities and stimulate new investment</p>

KEY	++	+	0	?	-	---				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				provision. Overall, this option has been assessed as having a positive effect on this objective.		annum set in the North Yorkshire SHMA. In consequence, the option has been assessed as having a positive effect only on this objective.		the affordable housing backlog over the Plan period. In consequence, this option has been assessed as having a positive effect only on this objective.		including within the main urban area, City Centre and at smaller settlements. However, this option could also result in increased pressure on existing services and facilities such as primary schools if adequate provision to meet newly arising need is not made. Further, this option is likely to result in a high quantum of development being located outside the existing urban area which could serve to reduce the accessibility of prospective residents to services and facilities. On balance, this option has been assessed as having a significant positive effect on this objective.
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. 	-	Effects on this objective will be largely dependent on the location of new development in relation to access to services and facilities and public transport. However, in the short term (during construction) and once development is complete, there is likely to be an increase in transport movements and associated congestion, although this would also be expected under baseline conditions	+ -	As under Option 1, this option will generate increased transport movements and congestion. Further, it is likely that this option would require increased development outside the urban area which could increase the need to travel. However, as noted above Option 2 would provide the scale of housing growth to support the employment growth forecast in the	-	As under Options 1 and 2, this option will generate increased transport movements and congestion. Increased growth may also drive a higher quantum of development toward more unsustainable locations (e.g. beyond and not connected to the existing urban area) which increase the need to travel.	---	The types of effects associated with this option are expected to be similar to those under Options 1, 2 and 3. Under this option, housing growth would be substantial which could serve to significantly exacerbate congestion. This option is also likely to result in a high quantum of development being located outside and not connected to the

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				and in this respect it is noted that congestion delay is predicted to double by 2026. Overall, this option has been assessed as having a negative effect on this objective.		York Economic and Retailing Growth and Analysis and Visioning Work, which may help to reduce in-commuting and stem the rise in commuting trips to the City. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.		Whilst this option could provide housing to support economic growth, in not being aligned with the forecasts it could result in increased out-commuting. Overall, this option has been assessed as having a negative effect on this objective.		existing urban area which could serve to increase car use. Whilst this option could provide housing to support economic growth, in not being aligned with the forecasts it could result in increased out-commuting. Overall, this option has been assessed as having a significant negative effect option this objective.
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. 	-	Housing growth will result in increased emissions of greenhouse gases both during construction (e.g. due to emissions from HGV movements and plant) and once development is complete (e.g. due to increased traffic generation and energy use in new developments). Whilst the exact magnitude of effects will be dependent on the design and location of development at the individual site level which is currently uncertain, on balance this option has been assessed as having a negative effect on this objective. However, in view of the scale of growth under this option, adverse effects are not expected to be	-	Effects associated with this option are likely to be similar to those identified in respect of Option 1 although their magnitude could be increased, commensurate with the higher scale of growth under this option. As noted above, this option would provide the scale of housing growth to support the employment growth forecast in the York Economic and Retailing Growth and Analysis and Visioning Work which may help to reduce in-commuting, stemming the rise in commuting trips to the City and	-	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option. Whilst this option could provide housing to support economic growth, in not being aligned with the forecasts it could result in increased out-commuting and associated emissions. Overall, this option has been assessed as having a negative effect on this	--	The types of effects associated with this option are expected to be similar to those under Options 1, 2 and 3. However, reflecting the scale of development under this option, the likelihood that new development may be located in unsustainable locations which increase the need to travel, and the potential for increased out-commuting, it is considered that negative effects on this objective would be significant.

KEY	++	+	0	?	-	Very negative impact likely	+			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				significant. Further, housing growth may present opportunities to increase investment in transport infrastructure and renewable energy. Additionally, there may be opportunities to encourage sustainable modes of transport alongside new development (although this is currently uncertain).		associated emissions. On balance, this option has been assessed as having a negative effect on this objective.		objective.		
8	Conserve or enhance green infrastructure, bio-diversity, geo-diversity, 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 / geo-diversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	-	Housing growth could have an adverse effect on biodiversity for example, as a result of land take/habitat loss and disturbance during construction and increased recreational pressure once development is complete. Whilst this is largely dependent on the location of development which at this stage is uncertain, it is expected that there is likely to be a need to accommodate some development at Greenfield sites which has been assessed as having a negative effect on this objective. However, in view of the scale of growth under this option, adverse effects are not expected to be significant. Further, it should be noted that new housing development may provide opportunities to incorporate green infrastructure provision which could help to offset adverse effects.	-	The range and type of effects on health associated with this option are likely to be similar to those identified in respect of Option 1. This option would deliver higher housing growth and in consequence there is the potential for the severity of effects to be increased (e.g. as a result of pressure on Greenfield land and Brownfield sites with high biodiversity value for housing) although not to a level considered to be significant.	-	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option.	---	This option would deliver significant housing growth which is likely to require substantial Greenfield land and may increase pressure on the development of Brownfield sites with high biodiversity value as well as sites in close proximity to designated conservation assets and within green corridors. In consequence, this option has been assessed as having a potentially significant negative effect on this objective.

KEY	++	+	0	?	-	---				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
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. 	-	Whilst effects on this objective are largely dependent on the location of development which at this stage is uncertain, it is expected that there is likely to be a need to accommodate some development at Greenfield sites which has been assessed as having a negative effect on this objective. However, in view of the scale of growth under this option, adverse effects are not expected to be significant.	-	The range and type of effects on health associated with this option are likely to be similar to those identified in respect of Option 1. This option would deliver higher housing growth and in consequence there is the potential for the severity of effects to be increased (as a result of pressure on Greenfield sites) although not to a level considered to be significant.	-	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option.	---	This option would deliver significant housing growth which is likely to require substantial Greenfield land and may increase pressure on high quality agricultural land beyond the urban area. In consequence, this option has been assessed as having a potentially significant negative effect on this objective.
10	Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwater. 	-	Housing growth will result in increased water consumption during both construction and in the longer term once development is complete. This has been assessed as having a negative effect on this objective.	-	Like Option 1, this option would result in increased water consumption to support housing growth. Water consumption under this option would be expected to be greater than under Option 1, commensurate with the enhanced scale of growth although adverse effects on this objective would not be expected to be significant.	-	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option.	-	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the scale of growth under this option.
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. 	-	Housing growth would result in resource use, particularly during the construction of new dwellings. Construction and the occupation of new dwellings would also generate waste. Overall, this option has been	-	Like Option 1, this option would increase resource use and generate waste. Resource use and waste generation would be increased under this option, commensurate with the higher scale of growth although adverse effects on this objective	-	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option.	---	Resource use and waste generation under this option would be substantial, reflecting the scale of housing growth. In consequence, this option has been assessed as having a significant negative effect on this objective.

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				assessed as having a negative effect on this objective.		would not be expected to be significant.				
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. 	-	Housing growth will result in increased emissions to air both during construction (e.g. due to emissions from HGV movements and plant) and once development is complete (e.g. due to increased traffic generation). Whilst the exact magnitude of effects will be dependent on the location of development at the individual site level which is currently uncertain, on balance this option has been assessed as having a negative effect on this objective. However, in view of the scale of growth under this option, adverse effects are not expected to be significant.	-	<p>Effects associated with this option are likely to be similar to those identified in respect of Option 1 although their magnitude could be increased, commensurate with the higher scale of growth under this option.</p> <p>As noted above, this option would provide the scale of housing growth to support the employment growth forecast in the York Economic and Retailing Growth and Analysis and Visioning Work which may help to reduce in-commuting and minimise associated emissions.</p> <p>On balance, this option has been assessed as having a negative effect on this objective.</p>	-	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option. Increased growth may also drive a higher quantum of development toward more unsustainable locations which increase the need to travel (e.g. beyond and not connected to the existing urban area) and to areas with existing air quality issues.	--	The types of effects associated with this option are expected to be similar to those under Options 1, 2 and 3. However, negative effects have been assessed as significant. This reflects the scale of development under this option and the likely emissions to air during both construction and once development is complete. Further, there is considered to be an increased likelihood that new development may be located in unsustainable locations which increase the need to travel and that the potential for out-commuting would be increased.
13	Minimise flood risk and reduce the impact	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design 	0	Parts of York and its surrounding area are at significant risk of flooding. However, until the location	0	Effects associated with this option are likely to be similar to those identified in respect of	0	Effects associated with this option are likely to be similar to those identified in respect of	0	Effects associated with this option are likely to be similar to those identified in respect of

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	of flooding to people and property in York.	sustainable urban drainage systems (SuDs).		of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.		Option 1.		Option 1.		Option 1.
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 Six Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	Housing growth could have an adverse effect on cultural heritage assets as a result of the direct loss of assets during construction or due to impacts on their settings during both construction and once development is complete. Whilst this is to a large extent dependent on the design and location of development which at this stage is uncertain, as this option would promote relatively low levels of growth effects on this objective have been assessed as neutral. It should also be noted that housing growth may present opportunities to enhance the settings of heritage assets as well as access to them.	-	The type of effects associated with this option are likely to be similar to those identified in respect of Option 1 although adverse impacts are considered to be more likely, commensurate with the higher scale of growth under this option. In particular there may be increased pressure on both sites within the urban area and on Greenfield land such that the risk of adverse effects on assets and on the character and setting of York is elevated although this will be to a large extent dependent on the location and design of new development.	-	Effects associated with this option are likely to be similar to those identified in respect of Option 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option.	---	This option would deliver significant housing growth which is likely to require substantial development within both the urban area and on Greenfield land within Green Belt, placing considerable pressure on York's historic environment. This has been assessed as having a significant negative effect on this objective.
15	Protect and enhance York's natural and built	<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 	-	Housing growth could have an adverse effect on landscape character. Whilst this is to a large extent dependent on the design	-	Effects associated with this option are likely to be similar to those identified in respect of Option 1 although their	-	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although	---	This option would deliver significant housing growth which is likely to require substantial development

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landscape.	with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper.		and location of development which at this stage is uncertain, it is expected that there is likely to be a need to accommodate some development at Greenfield sites and to remove land from the Green Belt under this option which could affect the character and setting of City. However, in view of the scale of growth under this option, adverse effects are not expected to be significant. Development may also affect townscape and the visual amenity of residential and recreational receptors both in the short term during construction and once development is complete. Notwithstanding the above, housing growth may present an opportunity to improve townscape which could have a long term positive effect on this objective. On balance, this option has been assessed as having a negative effect on this objective.	magnitude could be increased, commensurate with the higher scale of growth under this option. In particular there may be increased pressure on Greenfield sites and on the removal of land from the Green Belt such that the risk of adverse effects on the character and setting of York is elevated, although this will be to a large extent dependent on the location and design of new development.	their magnitude is likely to be increased, commensurate with the scale of growth under this option.	within both the urban area and on Greenfield land including sites within the Green Belt and at smaller villages. This is likely to place considerable pressure on landscape character and visual amenity. It may also present a risk of significant adverse effects on views from/toward Minster tower. In consequence, this option has been assessed as having a significant negative effect on this objective.	
General	<p>A total of four housing growth options have been identified, namely: 750 dwellings per annum (Option 1); 1090 dwellings per annum (Option 2); 1500 dwellings per annum (Option 3); 2060 dwellings per annum (Option 4).</p> <p>Option 1 No significant positive effects have been identified in respect of this option. The option would deliver 750 dwelling per annum over the plan period. This would be in-line with CLG household projections and will help to meet housing needs in the City of York. However, the option would not fully address affordable need identified in the North Yorkshire SHMA for 790 affordable dwellings per annum. This option would also not be aligned with forecast economic growth and in consequence would not provide the choice of housing for the working population to live in</p>						

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	<p>York. In consequence, the option has been assessed as having a positive effect only on housing (Objective 1). Further positive effects were identified in relation to education (Objective 3), employment (Objective 4) and equality and accessibility (Objective 5).</p> <p>This option has not been assessed as having a significant negative effect on any of the SA Objectives, reflecting the relatively low level of housing growth. Potential minor negative effects have been identified in respect of objectives relating to health (Objective 2), transport (Objective 6), climate change (Objective 7), water (Objective 10), waste and resource use (Objective 11) and air quality (Objective 12). This reflects the use of resources required to support housing growth and the 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 placed on the City's environmental assets by housing growth.</p> <p>Option 2 This option would deliver a total of 1090 dwellings per annum. This represents a substantial increase in delivery relative to Option 1 of approximately 5,100 dwellings over a 15 year period. The evidence base indicates that this option would generate a moderate boost to affordable housing supply over the plan period although like Option 1, it would not meet the 790 target for affordable dwellings per annum set in the North Yorkshire SHMA. Overall, in view of the scale of housing growth under this option (which exceeds CLG household projections), and the boost to affordable housing supply, this option has been assessed as having a significant positive effect on housing (Objective 1). Further positive effects were identified in relation to education (Objective 3), employment (Objective 4) and equality and accessibility (Objective 5).</p> <p>Potential negative effects have been identified in respect of objectives relating to health (Objective 2), climate change (Objective 7), water (Objective 10), waste and resource use (Objective 11) and air quality (Objective 12). This 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 placed on the City's environmental assets by housing growth. Whilst the magnitude of effects on these objectives would be likely to be increased relative to Option 1, commensurate with the higher scale of growth under this option, effects would not be expected to be significant. Additionally, this option is considered more likely (relative to Option 1), to generate adverse effects on cultural heritage due to increased pressure on both sites within the urban area and on Greenfield land, although this will be to a large extent dependent on the location and design of new development.</p> <p>This option has been assessed as having a mixed positive and negative effect on transport (Objective 6). Whilst housing growth will generate increased transport movements and congestion, this option would provide the scale of housing growth to support the employment growth forecast in the York Economic and Retailing Growth and Analysis and Visioning Work, which may help to reduce in-commuting and stem the rise in commuting trips to the City.</p> <p>Option 3 This option would deliver a total of 1500 dwellings per annum. Unlike Options 1 and 2, this option would meet the newly arising affordable housing need over the plan period although the option would not meet the affordable housing backlog. Overall, Option 3 has been assessed as having a significant positive effect on housing (Objective 1). Further positive effects were identified in relation to education (Objective 3), employment (Objective 4) and equality and accessibility (Objective 5).</p> <p>Potential negative effects have been identified in respect of objectives relating to health (Objective 2), transport (Objective 6), climate change (Objective 7), water (Objective 10), waste and resource use (Objective 11) and air quality (Objective 12). This 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),</p>
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	<p>cultural heritage (Objective 14) and landscape (Objective 15) due to the potential pressure placed on the City's environmental assets by housing growth. Whilst the magnitude of effects on these objectives would be likely to be increased relative to Options 1 and 2, commensurate with the higher scale of growth under this option, effects would not be expected to be significant.</p> <p>Option 4 This option would deliver 2060 dwellings per annum. This significantly exceeds CLG household projections, increasing delivery by an additional 19,650 dwellings over a 15 year period. This level of growth is also substantially greater than that under Options 2 and 3 and under this option the affordable housing target of 790 affordable dwellings per annum over the plan period would be met including both the backlog and the newly arising affordable housing need as set out in the North Yorkshire SHMA. Reflecting the scale of housing growth under this option, significant positive effects were also identified in relation to employment (Objective 4) and equality and access (Objective 5). Further positive effects were identified in relation to education (Objective 3).</p> <p>This option has been assessed as having a significant negative effect on the majority of the environmental SA Objectives as well as on health (Objective 3) and transport (Objective 6). This reflects the anticipated substantial use of resources required to support housing growth under this option, the potential for increased traffic and congestion and the significant pressure that is likely to be placed on the City's built and natural environmental assets by housing growth.</p>						
Preferred Approach	<ul style="list-style-type: none"> • Environmental Impact: Housing growth will result in an increase in the use of resources including energy (and associated emissions to air) and generation of waste during both construction and operation. New housing development may also place pressure on the City's built and natural environmental assets, although (subject to site location), adverse effect would not be expected to be significant. • Economic Impact: Housing growth will help stimulate the local economy both during construction and once development is complete. Further, the preferred option would provide the scale of housing growth to support the employment growth forecast in the York Economic and Retailing Growth and Analysis and Visioning Work, which may help to reduce in-commuting and stem the rise in commuting trips to the City. • Social Impact: The preferred option would deliver a total of 1090 dwellings per annum, helping to meet the needs of existing and prospective residents. The evidence base indicates that this option would generate a moderate boost to affordable housing supply over the plan period although it would not meet the 790 target for affordable dwellings per annum set in the North Yorkshire SHMA. Whilst new housing development is likely to stimulate investment in community facilities and services, growth could have adverse minor effects on human health in the short term during construction and once development is complete. 						
Recommendations	<p>New housing development should be directed to locations that:</p> <ul style="list-style-type: none"> • 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. 						

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10.2: Housing Supply Buffer			Option 1: Housing target to incorporate 5% buffer	Option 2: Housing target to incorporate 10% buffer	Option 3: Housing target to incorporate 15% buffer	Option 4: Housing target to incorporate 20% buffer
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 Show people. 	<p>0</p> <p>This option would make provision for a housing land supply buffer of 5% (approximately 55 dwellings per annum based on a planned annual supply of 1090 dwellings). It is assumed that this would not result in the development of additional housing but instead would identify additional land to help ensure choice and competition in the market for land, in accordance with the NPPF.</p> <p>Overall, this option has been assessed as having a neutral effect on this objective.</p>	<p>0</p> <p>This option would make provision for a housing land supply buffer of 10% (109 dwellings per annum based on a planned annual supply of 1090 dwellings). As under Option 1, it is assumed that this would not result in the development of additional housing but instead would identify additional land to help ensure choice and competition in the market for land, in accordance with the NPPF.</p> <p>Overall, this option has been assessed as having a neutral effect on this objective.</p>	<p style="background-color: #00b050; color: white; text-align: center;">+</p> <p>This option would make provision for a housing land supply buffer of 15% (approximately 164 dwellings per annum based on a planned annual supply of 1090 dwellings). A larger buffer of 15% (relative to Options 1 and 2) may help to ensure that planned supply is achieved. In consequence, this option has been assessed as having a positive effect on this objective.</p>	<p style="background-color: #00b050; color: white; text-align: center;">+</p> <p>This option would make provision for a housing land supply buffer of 20% (approximately 218 dwellings per annum based on a planned annual supply of 1090 dwellings). A larger buffer of 20% may help to ensure that planned supply is achieved and would be in accordance with guidance contained within the NPPF. In consequence, this option has been assessed as having a positive effect on this objective.</p>
2	Improve the health and well-being of York's population.	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multi-functional open space; Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p>0</p> <p>Whilst the need to identify an additional supply of housing land could in theory place increased pressure on open space, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.</p>	<p>0</p> <p>Whilst the need to identify an additional supply housing land could in theory place increased pressure on open space, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.</p>	<p style="background-color: #00b050; color: white; text-align: center;">0</p> <p>Whilst the need to identify an additional supply housing land could in theory place increased pressure on open space, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.</p>	<p>0</p> <p>Whilst the need to identify an additional supply housing land could in theory place increased pressure on open space, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.</p>

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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. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy.	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.
5	Help deliver equality and access to all.	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	+	As noted above, a larger buffer of 15% (relative to Options 1 and 2) may help to ensure that planned supply (and, therefore, affordable housing provision) is achieved. In consequence, this option has been assessed as having a positive effect on this objective.	+	As noted above, a larger buffer of 20% (relative to Options 1 and 2) may help to ensure that planned supply (and, therefore, affordable housing provision) is achieved. In consequence, this option has been assessed as having a positive effect on this objective.
6	Reduce the need to travel and deliver a sustainable integrated transport network.	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations this is uncertain. Further, as this option would not result in additional housing development, it has been	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations this is uncertain. Further, as this option would not result in additional housing development, it	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations this is uncertain. Further, as this option would not result in additional housing	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations this is uncertain. Further, as this option would not result in additional housing

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				assessed as having a neutral effect on this objective.		has been assessed as having a neutral effect on this objective.		development, it has been assessed as having a neutral effect on this objective.		development, it has been assessed as having a neutral effect on this objective.
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. 	0	As noted above, whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	As noted above, whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	As noted above, whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	As noted above, whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.
8	Conserve or enhance green infrastructure, bio-diversity, geo-diversity, 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 / geo-diversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on biodiversity assets (e.g. Greenfield sites or Brownfield land with high biodiversity value), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on biodiversity assets (e.g. Greenfield sites or Brownfield land with high biodiversity value), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on biodiversity assets (e.g. Greenfield sites or Brownfield land with high biodiversity value), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on biodiversity assets (e.g. Greenfield sites or Brownfield land with high biodiversity value), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.
9	Use land resources efficiently and	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; 	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on	0	Whilst the need to identify an additional supply of housing land could in theory place	0	Whilst the need to identify an additional supply of housing land could in theory place	0	Whilst the need to identify an additional supply of housing land could in theory place

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	safeguard their quality.	<ul style="list-style-type: none"> Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 		Greenfield land this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.		increased pressure on Greenfield land this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.		increased pressure on Greenfield land this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.		increased pressure on Greenfield land this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.
10	Improve water efficiency and quality.	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwater. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.
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. 	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.
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. 	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.
13	Minimise flood risk	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design 	0	This option is not expected to have a significant effect	0	This option is not expected to have a	0	This option is not expected to have a	0	This option is not expected to have a

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	and reduce the impact of flooding to people and property in York.	<ul style="list-style-type: none"> does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 		on this objective.		significant effect on this objective.		significant effect on this objective.		significant effect on this objective.
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 Six Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's historic assets and the character and setting the city (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's historic assets and the character and setting the city (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's historic assets and the character and setting the city (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's historic assets and the character and setting the city (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.
15	Protect and enhance York's natural and built landscape.	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's landscape character (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's landscape character (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's landscape character (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's landscape character (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented		
				assessed as having a neutral effect on this objective.		result in additional housing development, it has been assessed as having a neutral effect on this objective.	result in additional housing development, it has been assessed as having a neutral effect on this objective.		result in additional housing development, it has been assessed as having a neutral effect on this objective.
General	<p>A total of four housing supply buffer options have been identified, namely: Housing target to incorporate 5% buffer (Option 1); Housing target to incorporate 10% buffer (Option 2); Housing target to incorporate 15% buffer (Option 3); Housing target to incorporate 20% buffer (Option 4).</p> <p>Option 1 This option would make provision for a housing land supply buffer of 5% (approximately 55 dwellings per annum based on a planned annual supply of 1090 dwellings). It is assumed that this would not result in the development of additional housing but instead would identify additional land to help ensure choice and competition in the market for land, in accordance with the NPPF. In consequence, effects across all of the SA Objectives have been assessed as neutral.</p> <p>Option 2 Like Option 1, this option has been assessed as having a neutral effect across all of the SA Objectives. This option would make provision for a housing land supply buffer of 10% (109 dwellings per annum based on a planned annual supply of 1090 dwellings). As under Option 1, it is assumed that this would not result in the development of additional housing but instead would identify additional land to help ensure choice and competition in the market for land, in accordance with the NPPF. In consequence, effects across all of the SA Objectives have been assessed as neutral.</p> <p>Option 3 This option would make provision for a housing land supply buffer of 15% (approximately 164 dwellings per annum based on a planned annual supply of 1090 dwellings). A larger buffer of 15% (relative to Options 1 and 2) may help to ensure that planned supply is achieved. In consequence, this option has been assessed as having a positive effect on housing (Objective 1) and equality and accessibility (Objective 5). As this option would not result in the development of additional housing it has been assessed as having a neutral effect across the remaining SA Objectives.</p> <p>Option 4 This option would make provision for a housing land supply buffer of 20% (approximately 218 dwellings per annum based on a planned annual supply of 1090 dwellings). A larger buffer of 20% may help to ensure that planned supply is achieved and would be in accordance with guidance contained within the NPPF. In consequence, this option has been assessed as having a positive effect on housing (Objective 1) and equality and accessibility (Objective 5). As this option would not result in the development of additional housing it has been assessed as having a neutral effect across the remaining SA Objectives.</p>								
Preferred Approach	<ul style="list-style-type: none"> • Environmental Impact: Whilst the identification of additional housing land could in theory place additional pressure on the City's built and natural environmental assets and, further, could result in the identification of sites in more unsustainable locations, this is uncertain. Further, the option would not result in additional housing development. • Economic Impact: No significant effects on the economy are expected under the preferred option. • Social Impact: The preferred option would make provision for a housing land supply buffer of 15% (approximately 164 dwellings per annum based on a planned annual supply of 1090 dwellings). This may help to ensure that planned supply is achieved. 								
Recommendations	<p>Additional housing land supply should be directed to locations that:</p> <ul style="list-style-type: none"> • 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. 								

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

	<ul style="list-style-type: none"> • Avoid locations that could exacerbate existing health issues (e.g. AQMAs). • Make best use of previously developed land. • Incorporate service provision where possible.
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10.3: Phasing and Delivery										
SA Objective			Option 1: Rely on the National Planning Policy Framework policy to guide housing related development		Option 2: Provide local level policy to guide phasing of development, market led approach to be adopted		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 Supplementary Planning Document (SPD) adopted (enabling least sustainable sites to be released later if required during review process)	
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. 	+	Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. This will enable housing development to meet local needs to be delivered.	++	By adopting a market led approach sites can be released if the market requires them, even if allocated for development in 15 years plus. By enabling the market to respond to local housing need there will be a very positive effect.	?	Phasing development so that the least sustainable strategic sites are released only if required will have an uncertain effect. In the long term it will enable housing development to meet local needs to be delivered, but it may restrict development in the short term.	++	Phasing development such that the least sustainable strategic sites can only be released only once an SPD is in place will have a very positive effect on allowing housing development to meet local needs to be delivered, since sites that are allocated for development in 15 years plus can still come forward in the short term.
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 		Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets.	-	Phasing development by allowing strategic sites to be released if the market requires it may mean that sites that Greenfield sites or	+	Phasing development so that the least sustainable strategic sites (including those on Greenfield sites or those impacting on open space		Phasing development such that the least sustainable strategic sites can only be released only once a SPD is in place should help to

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		Very negative impact likely	Positive or negative impact depending on how it is implemented		
		<ul style="list-style-type: none"> 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. 		In York's case sites have also been allocated for development in 15 years plus. Effects depend on how the release of Greenfield sites or those sites impacting on open space provision is phased.		those impacting on open space provision come forward for development in the short to medium term, even if allocated for development in 15 years plus.		provision) are released only if required should have a positive effect in the short to medium term.		mitigate for any negative effect. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
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. 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link
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. 	I	Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15	- +	By adopting a market led approach sites can be released if the market requires them, even if allocated for development in 15 years plus. By enabling the market to respond to local housing need there will be a very	? +	Phasing development so that the least sustainable strategic sites are released only if required will have an uncertain effect. In the long term it will enable housing development to meet local needs to be delivered, but it may	I	Phasing development such that the least sustainable strategic sites can only be released only once an SPD is in place will have a very positive effect on allowing affordable housing development to be delivered, since sites

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				years plus. This will enable affordable housing development to be delivered. However, effects also depend on how sites that have greater accessibility to public transport or services/facilities are phased.		positive effect on affordable housing provision. However, sites that have greater accessibility to public transport or services/facilities may not be prioritised under a market led approach.		restrict affordable housing development in the short term. Hierarchy approach would help to prioritise sites that have greater accessibility to public transport and services/facilities resulting in a positive effect.		that are allocated for development in 15 years plus can still come forward in the short term. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
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. 	I	Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. Effects depend on how sites that have greater accessibility to public transport or require new infrastructure to support them are phased.	-	Sites that have greater accessibility to public transport may not be prioritised under a market led approach and sites that require new infrastructure to support them could be developed ahead of this infrastructure being in-situ.	+	Phasing development so that the least sustainable strategic sites (considering accessibility issues) are released only if required should have a positive effect in the short to medium term. Hierarchy approach would help to prioritise sites that have greater accessibility to public transport.	I	Phasing development such that the least sustainable strategic sites (considering accessibility issues) can only be released only once a SPD is in place should help to mitigate for any negative effect, particularly in relation to sites that require new infrastructure. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
7	To minimise greenhouse gases that cause climate change and deliver a managed	<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; 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link

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	response to its effects	<ul style="list-style-type: none"> Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 								
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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or 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. 	I	Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. Effects depend on when sites that could have a negative effect on the natural environment are phased.	-	Phasing development by allowing strategic sites to be released if the market requires it may mean that sites that could have a negative effect on the natural environment come forward for development in the short to medium term, even if allocated for development in 15 years plus.	+	Phasing development so that the least sustainable strategic sites (including those that could have a negative effect on the natural environment) are released only if required should have a positive effect in the short to medium term.	I	Phasing development such that the least sustainable strategic sites can only be released only once a SPD is in place should help to mitigate for any negative effect. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	I	Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. Effects depend on how brownfield sites are phased in relation to release of Greenfield sites or those impacting on open space provision.	-	Phasing development by allowing strategic sites to be released if the market requires it may mean that sites that Greenfield sites or those impacting on open space provision come forward for development in the short to medium term, even if allocated for development in 15 years plus. Brownfield sites, especially those that are contaminated, may not be prioritised under a market led approach.	+	Phasing development so that the least sustainable strategic sites (including those on Greenfield sites or those impacting on open space provision) are released only if required should have a positive effect in the short to medium term. Hierarchy approach would help to prioritise brownfield site development, encouraging the reuse of previously developed land.	I	Phasing development such that the least sustainable strategic sites can only be released only once a SPD is in place should help to mitigate for any negative effect. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
10	Improve	<ul style="list-style-type: none"> Conserve water resources and quality; 	I	Phasing development	-	Phasing development	+	Phasing development so	I	Phasing development

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		Very negative impact likely			Positive or negative impact depending on how it is implemented
	water efficiency and quality	<ul style="list-style-type: none"> Improve the quality of rivers and groundwaters. 		by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. Effects depend on when sites that could have a negative effect on the water environment are phased.		by allowing strategic sites to be released if the market requires it may mean that sites that could have a negative effect the water environment come forward for development in the short to medium term, even if allocated for development in 15 years plus.		that the least sustainable strategic sites (including those that could have a negative effect on the water environment) are released only if required should have a positive effect in the short to medium term.		such that the least sustainable strategic sites can only be released once a SPD is in place should help to mitigate for any negative effect. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
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. 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link
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. 	I	Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. Effects depend on when sites that could have a negative effect on air quality or are located in areas of poorer air quality are phased. Also, on how sites that have greater accessibility to public transport or require	-	Phasing development by allowing strategic sites to be released if the market requires it may mean that sites that could have a negative effect on air quality or are located in areas of poorer air quality come forward for development in the short to medium term, even if allocated for development in 15 years plus. Sites that have greater accessibility to public transport may not be prioritised under a market led approach and sites that require	+	Phasing development so that the least sustainable strategic sites (including those that could have a negative effect on air quality or are located in areas of poorer air quality) are released only if required should have a positive effect in the short to medium term. Hierarchy approach would help to prioritise sites that have greater accessibility to public transport.	I	Phasing development such that the least sustainable strategic sites can only be released once a SPD is in place should help to mitigate for any negative effect, particularly in relation to sites that require new infrastructure. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		
York's natural and built landscape	<ul style="list-style-type: none"> Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 		requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. Effects depend on when sites that could have a negative effect on the built or natural landscape are phased.		sites to be released if the market requires it may mean that sites that could have a negative effect on the built or natural landscape come forward for development in the short to medium term, even if allocated for development in 15 years plus.	sustainable strategic sites (including those that could have a negative effect on the built or natural landscape) are released only if required should have a positive effect in the short to medium term.	sustainable strategic sites can only be released only once a SPD is in place should help to mitigate for any negative effect. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
General	<p>Option 1 Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. This option has a positive effect on the housing objective since it enables housing development to meet local needs to be delivered. Effects on other social and relevant environmental objectives depend on when sites are phased.</p> <p>Option 2 By enabling the market to respond to local housing need there will be a very positive effect on the housing and equality objective. However, this may also mean that the least sustainable strategic sites come forward for development in the short to medium term, even if allocated for development in 15 years plus resulting in a negative effect on relevant environmental objectives. There will also be negative effects on the social objectives relating to accessibility and open space provision.</p> <p>Option 3 There may be an uncertain effect on the housing objective since phasing development so that the least sustainable sites are released only if required may restrict housing development in the short term. However, this option would have a positive effect on the relevant environmental objectives in the short to medium term. There will also be positive effects on the social objectives relating to accessibility and open space provision, any hierarchy of sustainability will help to prioritise sites that have greater to accessibility to public transport and encourage the reuse of previously developed land.</p> <p>Option 4 Phasing development such that the least sustainable strategic sites can only be released only once an SPD is in place will have a very positive effect on allowing housing development to meet local needs to be delivered, since sites that are allocated for development in 15 years plus can still come forward in the short term. Effects on other social and relevant environmental objectives depend on the timing of any SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.</p>						
Preferred Approach	<p>Social</p> <ul style="list-style-type: none"> Market approach results in a very positive effect on housing and equality objectives 						

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<ul style="list-style-type: none"> o Negative effect if Greenfield sites or those impacting on open space provision come forward for development in the short to medium term o Negative effect on accessibility objectives since sites that have greater accessibility to public transport may not be prioritised <p>Economic</p> <ul style="list-style-type: none"> o No significant effect on economic objectives <p>Environmental</p> <ul style="list-style-type: none"> o Negative effect on environmental objectives if least sustainable strategic sites come forward for development in the short to medium term 						
Recommendations	<p>The preferred approach could have a number of negative effects since it would be left to the market to decide if sites that are allocated for development in 15 years plus should come forward in the short term. The Council should qualify in its Local Plan policy wording with reference to the findings of the above assessment that although a market led approach is to be adopted development that could have a negative effect on the local population or environment will need to be fully mitigated or compensated for in order that planning permission is granted in advance of other sites coming forward. In particular sites that require new infrastructure to support them must only be developed once this is in-situ.</p>						

		10.4: Housing Density Approach		10.5: Housing Density Level and Location		
SA Objective		Option 1: Housing density target does not vary by location	Option 2: Housing density target varies by location	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
1	<p>To meet the diverse housing needs of the population in a sustainable way.</p> <ul style="list-style-type: none"> • Deliver homes to meet the needs of the population in terms of quantity, quality; • Promote improvements to the existing and future housing stock; • Locate sites in areas of known housing need; • Deliver community facilities for the needs of the population; • Deliver pitches required for Gypsies and Travellers and Showpeople. 	<p>-</p> <p>Requiring the same density of housing in all locations could limit the range of housing types and sizes that can be provided. It may also restrict the economic viability of sites where lower densities are required by the market. This results in a negative effect since local housing needs</p>	<p>+</p> <p>Enabling density to vary by location presents greater opportunity to ensure that a range of housing types and sizes can be provided. Density can vary to reflect known housing need and market requirements which can vary by location. This results in a positive effect as local housing needs are more likely to be</p>	<p>?</p> <p>Housing density target of <40 dph presents greater opportunity for a range of housing types and sizes, including larger family homes to be built. However, if a low density were adopted across the district this option may not help to ensure the provision of a sufficient number of homes. Higher densities are likely to be required in city</p>	<p>?</p> <p>Housing density target of 40-50 dph should help to ensure the provision of a sufficient number of homes. It should enable the provision of a range of different housing types, for example, terraces, townhouses, semi-detached and detached properties. It may make development of rural sites less</p>	<p>?</p> <p>Housing density target of >50dph is likely to make development in city centre locations more economically viable. If a high density were adopted across the district it would help ensure the provision of a sufficient number of homes. However, it is likely to restrict the range of housing types and sizes, requiring</p>

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented					
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely						
				may not be met.	met.	centre locations to make development economically viable.	economically viable since the market is likely to demand larger family homes in these locations. Higher densities are likely to be required in city centre locations to make development economically viable.	apartments and smaller family homes to be built.				
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. 	-	Requiring the same density of housing in all locations could limit the opportunities for ensuring housing is in keeping with the local neighbourhood. This results in a negative effect since a lack of community influences health.	+	Enabling density to vary by location presents greater opportunity to ensure housing is in keeping with the local neighbourhood, particularly in rural and city centre locations. This results in a positive effect, since a sense of community influences health.	?	Lower density housing target presents greater opportunities for housing to be in keeping with the local neighbourhood. Sensitive design and layout is required to ensure safety and security for residents.	?	Medium density targets should allow housing to be in keeping with the local neighbourhood in all but rural locations. Sensitive design and layout is required to ensure safety and security for residents.	?	Higher density housing target may limit opportunities for housing to be in keeping with the local neighbourhood. Sensitive design and layout is required to ensure safety and security for residents.
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. 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link
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 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented					
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely							
		<ul style="list-style-type: none"> 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. 	-	Requiring the same density of housing in all locations could limit the opportunities for ensuring housing is in keeping with the local neighbourhood. It may also restrict the economic viability of providing affordable housing on sites where lower densities are required by the market.	+	Enabling density to vary by location presents greater opportunity to ensure housing is in keeping with the local neighbourhood, particularly in rural and city centre locations. Density can vary to reflect known housing need and market requirements hopefully providing greater opportunity for affordable housing to be accommodated.	?	Lower density housing target presents greater opportunities for housing to be in keeping with the local neighbourhood. It also presents greater opportunities to meet the needs of different groups within communities, the elderly or disabled. Sensitive design and layout is required to ensure safety and security for residents.	?	Medium density targets should allow housing to be in keeping with the local neighbourhood in all but rural locations. Sensitive design and layout is required to ensure safety and security for residents.	?	Higher density housing target may limit opportunities for housing to be in keeping with the local neighbourhood. It may also limit opportunities to meet the needs of different groups within communities, the elderly or disabled. Sensitive design and layout is required to ensure safety and security for residents.
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. 	-	Requiring the same density of housing in all locations could limit the opportunities to respond to issues of congestion on the local road network, particularly in rural areas where there may be limited access to services and	+	Enabling density to vary by location presents greater opportunity to ensure housing can respond to issues of congestion in the local neighbourhood, higher density housing more suited to the city centre where there is very good access to services and	?	Lower density housing may help to limit any effect of new housing upon congestion on the local road network by limiting the number of new residents in an area, particularly in suburban and rural locations.	?	Medium density housing could affect congestion levels on the local road network due to the increase in the number of residents in the area.	?	Higher density housing could increase congestion levels on the local road network due to the increase in the number of new residents in the area, particularly in suburban and rural locations.

KEY	++	+	0	?	-	Very negative impact likely						
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
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. 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link		
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. 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link		
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. 	0	No significant effect / no clear link	0	No significant effect / no clear link	-	Lower density housing may not ensure the most effective use of land resources, particularly in urban and city centre locations.		Medium density housing should help ensure the effective use of land from rural to urban locations.	+	Higher density housing should help ensure the effective use of land resources from rural to city centre locations.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely						Positive or negative impact depending on how it is implemented
		groundwaters.										
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. 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link
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. 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link	0	No significant effect / no clear link
14	Conserve or enhance York's historic environment, cultural heritage, character and	<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; 	-	Requiring the same density of housing in all locations could limit the opportunities for ensuring housing	+	Enabling density to vary by location presents greater opportunity to ensure housing is in keeping with the local character.	?	Lower density housing target presents greater opportunities for housing to be in keeping with the local neighbourhood.	?	Medium density targets should allow housing to be in keeping with the local character n all but rural locations. Sensitive design	?	Higher density housing target may limit opportunities for housing to be in keeping with the local character. For example, high

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented					
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely						
	setting	<ul style="list-style-type: none"> Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 		is in keeping with the local character.				However, in urban and city centre locations medium to high density housing is more likely to be in character. Sensitive design and layout is required to fit in with the historic environment.		and layout is required to fit in with the historic environment.		rise housing development could impact on the skyline. Sensitive design and layout is required to fit in with the historic environment.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	-	Requiring the same density of housing in all locations could limit the opportunities for ensuring housing is in keeping with the local character.	+	Enabling density to vary by location presents greater opportunity to ensure housing is in keeping with the local character.	?	Lower density housing target presents greater opportunities for housing to be in keeping with the local neighbourhood. However, in urban and city centre locations medium to high density housing is more likely to be in character. Sensitive design and layout is required to fit in with the built landscape.	?	Medium density targets should allow housing to be in keeping with the local character n all but rural locations. Sensitive design and layout is required to fit in with the built landscape.	?	Higher density housing target may limit opportunities for housing to be in keeping with the local character. For example, high rise housing could impact on the skyline. Sensitive design and layout is required to fit in with the built landscape.
General			<p>HOUSING DENSITY APPROACH Requiring the same density housing target in all locations is likely to limit the range or housing types and sizes that can be provided as well as opportunities to ensure housing is in keeping with the local neighbourhood and character resulting in a negative impact. This is unless a lower density target is adopted across the district and developers voluntarily choose to adopt medium to high density housing in non-rural areas. Conversely enabling density to vary by location should enable a range of housing type and sizes to meet local needs that is in keeping with local neighbourhoods and character resulting in a positive impact.</p> <p>HOUSING DENSITY LEVEL Effects on all relevant social, economic and environmental objectives are uncertain since impacts will vary depending on the location in question. Careful consideration will need to be given to the appropriate density target for rural and city centre sites in particular, no one density target is appropriate to all locations across the district.</p>									
Preferred Approach			<p>HOUSING DENSITY APPROACH The preferred approach is to enable density to vary by location, in this case by rural, suburban, urban and city centre location. This should enable a range of housing type and sizes to meet local needs that is in keeping with local neighbourhoods and character resulting in a positive impact assuming an appropriate density target is selected for each location.</p>									

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	<p>HOUSING DENSITY LEVEL The preferred approach adopts a range of density targets dependant on location as follows: rural <30 dph, suburban <40 dph, urban/urban extensions 50 dph and city centre 80-100 dph. This should help a sufficient number of homes to be built whilst enabling a greater range of housing types and sizes to be provided. The lower rural target should help keep rural sites economically viable since the market here is likely to demand larger family homes and help limit the effects of new housing on congestion on the local road network. Conversely the higher city centre target helps make best use of land resources. In all cases sensitive design and layout is required to ensure safety and security for residents, to enable to fit in with the historic environment and built landscape character.</p>
Recommendations	<p>The only potential negative effect relates to the requirement for higher density housing targets in the city centre, high rise housing development could impact on the skyline which could 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 (either in this section or the historic environment section) that high rise would not be an acceptable type of development.</p>

SECTION 11: AIDING CHOICE IN THE HOUSING MARKET

11.1: Housing Mix								
SA Objective			Option 1: Do not specify any housing mix and enable the market to determine the housing requirement	Option 2: Rely on NPPF to ensure appropriate housing mix provision	Option 3 : Provide Local level policy to ensure appropriate housing mix provision			
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> • Deliver homes to meet the needs of the population in terms of quantity, quality; • Promote improvements to the existing and future housing stock; • Locate sites in areas of known housing need; • Deliver community facilities for the needs of the population; • Deliver pitches required for Gypsies and Travellers and Showpeople. 	--	<p>The evidence base and baseline show that there are specific requirements for housing need in York in terms of size, type and tenure of properties. Allowing the market to determine this would not necessarily address need, particularly for affordable housing, and may lead to under provision of specific types or tenure of properties. There may be a lag time for the market to respond to known trends, particularly in the short term.</p> <p>This approach conflicts with the NPPF which requires that a provision should be made for a mix of housing based upon</p>	+	<p>The NPPF requires that provision should be made for a mix of housing based on current and future demographic trends, markets trends and the needs of different community groups. However, this policy is not locally specific in terms of actual requirements and may be interpreted in different ways, particularly given the inclusion for market trends.</p> <p>This approach would allow for the use of the NYSHMA but may allow interpretation of how best to meet this need in a coordinated way.</p> <p>On balance, this approach is likely</p>	++	<p>Local policy should incorporate the specific requirements, which the plan should achieve in order to meet the current and arising need of the population. This should ensure that the local requirements are clear. This approach would allow consideration for the York and North Yorkshire Strategic Housing Market Assessment (NYSHMA) which sets out the needs for 2,3 and 4 bedroom dwellings across the city, particularly in the suburban area. This also sets out affordable housing need over the next 5 years as 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.</p>

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
				current and future demographic trends.			to have a positive effect in the long-term.	Overall this approach is assessed to have a significantly positive effect over the duration of the plan.
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. 	-	This would rely on market forces to place housing in areas of need to suit the population. This would not guarantee suitable accommodation, particularly for those with specialist needs, should they not be economically profitable for the developers. At best there may be a lag time for the market to respond to overall requirements in deprived areas or with building specialist accommodation to meet residents' needs.. This would have a negative impact overall.	+	<p>The NPPF supports the health of the population, including building homes in response to peoples needs. However, whilst this could use the evidence provided, it would not necessarily locate housing in areas of most need or dictate a coordinated approach to supply to fully support residents' needs and their overall health and well-being.</p> <p>On balance, this approach is likely to have a positive impact, the scale of which would be commensurate to the level of development.</p>	++	<p>Local level policy would be able to coordinate development in areas of highest need and target types of property in response to the NYSHMA evidence base and known requirements.</p> <p>This approach is likely to ensure the designation and requirement for specialist and affordable housing to be delivered.</p> <p>This is likely to have a long-term benefit and positive impact on peoples health and well-being on the long-term.</p>
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. 	?	This would allow the market to decide the location and quantum of student accommodation to be developed. The effects of this approach are uncertain as they depend on the scale and location of development.	+ -	<p>The NPPF recognises the contribution of all sectors of society on housing need and demand. This approach would allow evidence to be considered in the determination of new student residences but may not deliver in the most suitable locations to support students and the educational establishments leading to conflict with Local objectives.</p> <p>Overall there are likely to be positive and negative effects using this approach.</p>	+	<p>Local level policy will be able to respond to the needs for student accommodation in a specific way through a detailed understanding of the needs of the Universities and other establishments, their requirements for the future, current known trends/pressures on the housing market and suitable locations for additional development.</p> <p>This approach is likely to support the educational establishments in a positive way and have positive effects for this objective overall.</p>
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; 	+ -	Relying on the market to deliver different choices in the housing market may not fully support the economy should the requirements arising from the workforce not be met. This includes the delivery of affordable housing to ensure the	+ -	The NPPF dictates the delivery of a wide variety of homes to allow for a mix of properties which should allow for various home types to be met helping to support the workforce. The policy doe allow a degree of interpretation and negotiation leading to potential	+	A local policy should help to more specifically deliver the variety of homes in response to the need arising to allow for a mix of properties, which should support the workforce and therefore the overall economy.

KEY	+		0	?	-	-			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 		<p>workforce can live and work within the authority.</p> <p>However, Letting the market determine the mix of housing would ensure that development is viable.</p>			<p>conflict with evidence base requirements and a non-coordinated approach across the authority.</p> <p>Overall this is assessed as likely to have positive and negative effects over the duration of the plan..</p>		
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	-	<p>Allowing the market to determine and deliver the requirements for housing need may lead to under provision of specific types or tenure of properties based upon profitability and viability. Consequently this could lead to social exclusion or people housed in properties not suitable for their requirements. People may also be forced to choose an alternative location to live where accommodation does meet their need. There may also be a lag time for the market to respond to known trends, particularly in the short term.</p>	+		<p>The NPPF advocates the delivery of homes to create sustainable and mixed communities though the delivery of a mix of housing based upon trends.</p>	++	<p>Local level policy should supplement the NPPF to ensure that York specific issues are addressed through housing delivery. To maximise the potential of this policy, the policy approach should also include a focus on the standards of housing to be delivered through the plan period recommending for example Lifetime Homes, to ensure that properties can allow adaption for differing needs.</p>
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	?	<p>Under delivery of housing types could force people to live outside of York leading to increased travel/ commute to jobs provided.</p> <p>Furthermore, the market may choose to develop away from sustainable travel connections and increase the need to travel by car.</p> <p>Overall the impacts are uncertain as they would be determined through the local of development through the planning application process.</p>		+	<p>Delivering the types of accommodation to suit the needs of current and future trends as per NPPF should ensure that people are able to work and live within York enabling a shorter commute. It also states that existing transport connections should be exploited to enable sustainable modes of travel to be considered in the location of development.</p> <p>However, the type of accommodation located in different areas could impact on the transport network and may not be taken into consideration within this</p>	+	<p>Delivering the types of accommodation to suit the needs of current and future trends as per NPPF should ensure that people are able to work and live within York enabling a shorter commute.</p> <p>Specific transport infrastructure and existing transport connections could be considered in the location of different types of development and, in line with NPPF, be able to exploit existing sustainable modes of travel. this would be particularly positive in the considering the location of specialist housing which may have different accessibility needs.</p> <p>Overall this is assessed as likely to have</p>

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
						approach in a cumulative way. This is therefore assessed as likely to have a positive effect but would also depend upon implementation.	a positive effect.
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. 	?	The effects of this are uncertain as they would depend on the location and type of development.	+	This approach is likely to have a positive impact on climate change as the NPPF clearly steers development to accessible locations to exploit sustainable travel modes. This is likely to have a positive benefit on minimising green house gas emission from the use of cars.	Given that this approach is likely to take consideration of sustainable transport modes and connections, it is likely to encourage sustainable travel behaviour. This should have a positive benefit on climate change and minimising greenhouse gas emissions.
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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective
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; Conserve or enhance allotments; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely			
		<ul style="list-style-type: none"> Safeguard mineral resources and encourage their efficient use. 						
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	?	The effects relying on market forces are uncertain as these would be determined through the location of development.	+	There is no clear link between this alternative and the objective The NPPF approach would work to support improving air quality through minimising commuting through the provision of suitable homes for the workforce and exploiting the use of sustainable transport modes.. This should help promote sustainable modes of transport within the city reducing emissions contributing to poor air quality in some locations. This should also have a positive impact on cross-boundary arterial routes in and around York such as the A64, A59, A1036.	+	The effects would be similar to option 2. Minimising commuting through the provision of suitable homes for the workforce in York should have positive implications on air quality. This should help promote sustainable modes of transport within the city reducing emissions contributing to poor air quality in some locations. This should also have a positive impact on cross-boundary arterial routes in and around York such as the A64, A59, A1036.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment,	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	cultural heritage, character and setting	non-designated heritage assets and their setting; <ul style="list-style-type: none"> Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 					
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0 There is no clear link between this alternative and the objective
General			<p>Options 2 and 3 would help to support the provision of suitable housing mix for York in terms of the delivery of a mix of property type and tenure. Local level policy (Option 3) however, should build upon the requirements of the NPPF (Option 2) to build sustainable and cohesive communities and enable less interpretation of trends by ensuring that York specific requirements are clearly set out. This should lead to a variety of social, economic and environmental benefits relating to health, reduction in commuting and supporting the needs of the current and future residents/workforce.</p> <p>The analysis shows that Option 1 is likely to have negative effects given that the market would not necessarily respond to York's need but what is more popular now, viable and profitable. It is considered that this could lead to under provision and social exclusion through not delivering York's known need, particularly in the short-term as they recognise future trends. There are also uncertain effects arising from allowing the market to determine the location of housing mix and type as this may lead to adverse impacts on social and environmental objectives but only determined upon individual planning applications.</p>				
Preferred Approach			<p>Option 3: Provide Local level policy to ensure appropriate housing mix provision</p> <ul style="list-style-type: none"> This option should ensure the provision of housing in line with the identified need from the evidence base and has the potential to further the requirements of NPPF to be York specific. This option would be the most positive in meeting the social sustainability objectives, particularly regarding ensuring the accommodation needs of the current and future population are met and subsequently their overall health and well-being. The delivery of suitable accommodation should ensure that the workforce is supported in living within York having benefits in supporting the economy. Ensuring the needs of the population are met within York should reduce the need to travel to work, which would have positive benefits for climate and air quality. 				
Recommendations			<ul style="list-style-type: none"> To maximise the potential of policy option 3, the approach should also include a focus on the standards of housing to be delivered through the plan period recommending for example Lifetime Homes, to ensure that properties can allow adaption for differing needs. 				

KEY	++	+	0	?	-	-	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

11.2: Housing Mix Targets

SA Objective		Option 1: Provide >70% of development to be houses (<30% flats)	Option 2: Provide 70% of development to be houses (30% flats)	Option 3 : Provide <70% of development to be houses (>30% flats)			
1	<p>To meet the diverse housing needs of the population in a sustainable way.</p> <ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	+	<p>It is recognised that a mix of housing is required. Whilst the SHMA (2006) advocated a 60:40 approach, it should also be recognised that previously York has delivered a higher proportion of flats than houses leading to a higher need for this property type subsequently to the document's publication. This option would satisfy redressing this balance, whilst also delivering a requirement for flatted development. However, providing significantly less flatted development may not satisfy the acknowledged requirement</p>	++	<p>It is recognised that a mix of housing is required. Whilst the SHMA (2006) advocated a 60:40 approach, it should also be recognised that previously York has delivered a higher proportion of flats than houses leading to a higher need for this property type subsequently to the document's publication. This option would satisfy redressing this balance, whilst also delivering a requirement for flatted development.</p>	-	<p>This option would not satisfy the required housing type needed in response to York's population given the need to redress the balance previously created through a high delivery of flatted development. The SHMA evidence (2006) suggested a 60:40 ratio which did not take account of the delivery rates achieved during the economic boom.</p>
2	<p>Improve the health and well-being of York's population</p> <ul style="list-style-type: none"> Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multi-functional openspace Promotes a healthier lifestyle 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. 	0	<p>There is no clear link between this alternative and the objective</p>	0	<p>There is no clear link between this alternative and the objective</p>	0	<p>There is no clear link between this alternative and the objective</p>
3	<p>Improve education, skills development and training for an effective</p> <ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	0	<p>There is no clear link between this alternative and the objective</p>	0	<p>There is no clear link between this alternative and the objective</p>	0	<p>There is no clear link between this alternative and the objective</p>

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		
	workforce							
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment; • Deliver a flexible and relevant workforce for the future; • Deliver and promote stable economic growth; • Enhance the city centre and its opportunities for business and leisure; • Provide the appropriate infrastructure for economic growth; • Support existing employment drivers; • Promote a low carbon economy. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	+	It is recognised that a mix of housing is required. Whilst the SHMA (2006) advocated a 60:40 approach, it should also be recognised that previously York has delivered a higher proportion of flats than houses leading to a higher need for this property type subsequently to the document's publication. The latest SHMA (2011) recognises that there is and will be a need for different accommodation types to satisfy need. This option would satisfy redressing this balance, whilst also delivering a requirement for flatted development. However, providing significantly less flatted development may not satisfy the acknowledged requirement for this property type in the future.	++	It is recognised that a mix of housing is required. Whilst the SHMA (2006) advocated a 60:40 approach, it should also be recognised that previously York has delivered a higher proportion of flats than houses leading to a higher need for this property type subsequently to the document's publication. The latest SHMA (2011) recognises that there is and will be a need for different accommodation types to satisfy need. This option would satisfy redressing this balance, whilst also delivering a requirement for flatted development.	-	This option would not satisfy the required housing type needed in response to York's population given the need to redress the balance previously created through a high delivery of flatted development. The SHMA evidence (2006) suggested a 60:40 ratio, which did not take account of the delivery rates achieved following the documents publication. Delivery of this option would continue to cause an imbalance of provision within York and could contradict the known future need in the latest SHMA (2008)
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; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> Improve congestion. 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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	?	<p>This approach is likely to require more land take that options 2 and 3. In considering sites for development as a result of this, nature conservation, biodiversity and green infrastructure would need to be appropriately considered.</p> <p>Currently the effects are uncertain as they would depend upon the location of the sites.</p>	?	<p>This approach is likely to require more land take that option 3 and less than option 1. In considering sites for development as a result of this, nature conservation, biodiversity and green infrastructure would need to be appropriately considered.</p> <p>Currently the effects are uncertain as they would depend upon the location of the sites.</p>	0	Given that this option is likely to require less land take, it is likely that there would be fewer effects on areas of nature conservation value. This approach is likely to have no significant impacts, subject to the location of development.
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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	I -	The development of >70% houses to <30% flats is likely to incur more land take. This is likely to have an impact of the amount of land required to deliver growth. However, this would depend upon the scale and massing and available land for development.	I -	The high houses to flats ratio is likely to incur less land take than option 1 but will still have an effect land take within the city.	I +	The higher flats to houses ratio (<70%:>30%) houses is likely to incur less land-take than options 1 and 2 by requiring less land within the city. However, this would depend upon the scale and massing and available land for development.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
11	Reduce waste	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and 	0	There is no clear link between	0	There is no clear link between this	0	There is no clear link between this

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	generation and increase level of reuse and recycling	recycling of waste; • Promote and increase resource efficiency.		this alternative and the objective		alternative and the objective	alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> • Reduce risk of flooding; • Ensure development location and design does not negatively impact on flood risk; • Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> • Conserve or enhance the special character and setting of the historic city; • Promote or enhance local culture; • Conserve or enhance designated and non-designated heritage assets and their setting; • Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
15	Conserve or	• Conserve or enhance the landscape		The density height, scale and		The density, height, scale and		The density, height, scale and massing

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
enhance York's natural and built landscape	including areas of landscape value <ul style="list-style-type: none"> Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 		massing of development would be an important consideration. This would depend upon the amount of land available and required for development. It is likely that this option would require more greenfield land than options 1 and 2 in association with the amount of land required for housing. The scale of the impact of the natural landscape would depend upon design.		massing of development would be an important consideration. This would depend upon the amount of land available for development. It is likely that this option would require greenfield land development given the higher ratio of houses to flats. The scale of impact would be determined through design.		of development would be an important consideration, particularly given that this option may put pressure upon building heights and density requirements. Flatted development is likely to be built as a higher number of storeys compared to housing and may have adverse effects on the built and natural landscape, subject to its location. This would depend upon the amount of land available and required for development as well as the design and location of development.
General	<p>Option 1 should have a positive effect in providing housing mix,. However, the analysis is cautious about under delivering required need for flatted development. Furthermore, this option is likely to incur more land due the footprint required by housing in comparison to flats. Due to this it may also have implications upon natural and built landscape.</p> <p>Option 2 is shown to a significantly positive impact on delivering housing mix in response to current and future need as it redresses the imbalance caused through a high delivery of flatted development. This option is likely have an effect on land take-up, the impact of which is dependent upon the density, scale and massing of development.</p> <p>Option 3 is likely to have a negative impact for meeting the needs of the population given that it would over allocate and exacerbate the imbalance of flatted development to housing within the city. This would supply less housing, which is known to be needed in the future. Whilst this is likely to require less land, there may be pressures from the density and scale of development on the built and natural environment.</p>						
Preferred Approach	<p>Option 2: Provide 70% of development to be houses (30% flats)</p> <ul style="list-style-type: none"> This ratio will deliver a mix of property types and re-dress the balance of flats to housing development previously recorded. This is likely to have a significantly positive impact on social sustainability objectives. Meeting the demand in York should have a positive impact on house sales/demand which is positive in terms of supporting the overall economy. The environmental impacts are dependent upon the implementation of the scheme in terms of land-take, density, scale and massing. 						
Recommendations	None						

11.3: Gypsy, Traveller and Showpeople Allocations							
SA Objective			Option 1: Do not specify gypsy, traveller and Showpeople accommodation provision requirements over the Local Plan period			Option 2: Specify gypsy, traveller and Showpeople accommodation provision requirements over the Local Plan period	
1	To meet the diverse housing needs of the population in	<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 	<p>---</p> <p>The evidence base shows that there is a shortfall of accommodation for gypsies, travellers and Showpeople. Not recognising this provision would therefore be significantly negative as this would not set out an approach to meet this group's needs. The 'Planning Policy for</p>	<p>++</p> <p>The evidence base shows that there is a shortfall of accommodation for gypsies, travellers and Showpeople. Within York there are currently three permanent Council owned Traveller sites and no formal, private Traveller pitch provision. Council owned sites are located at: Outgang Lane;</p>			

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	a sustainable way.	need; • Deliver community facilities for the needs of the population; • Deliver pitches required for Gypsies and Travellers and Showpeople.		Traveller Sites' also dictates that local authorities should demonstrate a 5 year supply of sites to meet the identified need. Not including this provision would therefore go against the government's aim for local planning authorities to work collaboratively with these groups to develop a fair strategy for the identification of sites and to plan for sites over the Development Plan period.		James Street; and Water Lane. In total, across the three sites, there are 55 individual pitches. . 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. In accordance with national guidance on Traveller sites the Council is required to identify a supply of specific, deliverable Gypsy, Traveller and Showpeople sites sufficient to provide five years' worth of sites against their locally set targets. The Council is also required to identify a supply of specific, developable sites or broad locations for growth, for years six to ten, where possible. The North Yorkshire Gypsy and Traveller Accommodation Assessment (2008) and North Yorkshire Accommodation Requirements of Showmen (2009) only provides a needs assessment up to 2015. As such, additional work has been undertaken to identify City of York Council's Gypsy, Traveller and Showpeople accommodation needs for the next 5 years and for years 6-10. This shows that over the duration of the plan, there is a need for 63 gypsy and Traveller pitches and 21 Plots for Showpeople. This option would therefore be positive in recognising and delivering their accommodation need. This approach is also in line with the Government's 'Planning Policy for Traveller Sites'.	
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. 	-	This approach is likely to allow the need for suitable accommodation and locations to increase and may have an overall negative impacts on Gypsies, Travellers and Showpeople in the long-term..	+	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. This approach should help to alleviate this need and improve Gypsies, Traveller and Showpeople's overall well-being.	

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	--	Evidence base recognises that there is a current shortfall and future requirement for gypsies, travellers and Showpeople accommodation. Not specifying this within the plan would exacerbate social exclusion and work towards marginalising this group from York. It would also be treating these groups unequally in comparison to others with recognised accommodation needs.	++	Given that these groups are a recognised ethnic group within national Census data, by including their provision it recognises their specific requirements over the plan period. This would therefore have a significantly positive impact on social inclusion and ensuring equality through delivery of these needs.	
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
7	To minimise greenhouse gases that cause climate change and	<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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	deliver a managed response to its effects	renewable, low and zero carbon technologies; <ul style="list-style-type: none"> Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 					
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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
12	Improve air quality	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> 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. 					
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve 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" 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	--	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

	within the Heritage Topic Paper.					
General	<p>Option 1 is likely to have a significantly negative impact due to not recognising the need of gypsies, travellers and Showpeople as set out in the evidence base. Ignoring their accommodation requirements would exacerbate social exclusion and be treating these groups unequally in comparison to other recognised groups with specialist accommodation needs.</p> <p>Option 2 is likely to have a significantly positive effect as it would recognise these groups' specialist requirements and lead to provision in the plan.</p>					
Preferred Approach	<p>Option 2: Specify gypsy, traveller and Showpeople accommodation provision requirements over the Local Plan period.</p> <ul style="list-style-type: none"> Recognising the requirements of gypsy, traveller and Showpeople will enable their needs to be accommodated over the plan period in response to their identified need. This would have positive social implications for meeting both meeting the needs of the population as well social inclusion. There are no economic impacts identified. There are no environmental impacts identified. 					
Recommendations	None					

11.4: Sites for Gypsy, Traveller and Showpeople			
SA Objective	Option 1: Rely on NPPF to guide gypsy and traveller pitch provision	Option 2: Provide generic local criteria to guide gypsy and traveller pitch provision	Option 3: Provide detailed local criteria to guide gypsy and traveller pitch provision

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely				
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. 	+	I	The 'Planning Policy for Traveller Sites' (PPTS) sets out the Government's requirements for dealing with this ethnic group. It states in some detail that Local Planning authorities should develop and respond to local evidence base and that the location of traveller sites are sustainable as well as how to respond to planning permissions. However, the PPTS approach is guiding Local Authorities into planning for Travellers meaning that there would be scope for interpretation of the policies set out. Similarly, the criteria for locating sites is fairly generic statements open to interpretation and may be responded to in different ways, the results of which could be dependent upon application.	+	<p>This policy would need to conform to the 'Planning Policy for Traveller Sites' (PPTS) guidance and requires a broad understanding of the needs of travellers and Showpeople. This option would add to the PPTS approach by enabling the formulation of broad local principles, which would have to be met in order to locate pitches.</p> <p>This option would allow a greater number of sites to be considered for this use allowing consideration of other environmental and social issues to be considered within the locally derived generic criteria.</p>	+	<p>This policy would need to conform with the 'Planning Policy for Traveller Sites' (PPTS) and would require an in-depth understanding of the needs of travellers and Showpeople. The policy would supplement the approach taken by PPTS by enabling the formulation of specific principles, which would have to be met in order to locate pitches. This would have positive implications for meeting the specific needs of this ethnic group.</p> <p>By having detailed criteria however, it may limit the amount of sites for consideration or found suitable which could limit pitch provision and the allowance for any mitigation in response to identified issues. Conflict may be encountered where criteria overlap or the same sites are identified for other types of accommodation.</p>
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. 	+		The actual provision of suitable accommodation has benefits for people's health and well-being. In addition, the PPTS states that local authorities should provide sites, which consider the effect of local environmental quality on health and well-being of travellers. This however is not fully defined but in-combination should have a positive effect on new traveller sites.	++	<p>Provision of suitable accommodation has an overall positive benefit for people's health and well-being. A local policy would need to comply with the PPTS in ensuring that the location of sites does not impact negatively on peoples health and well-being and could specify this for York in greater detail than the national policy. This in-combination should have a significantly positive effect on new traveller sites.</p>	++	Provision of suitable accommodation has an overall positive benefit for people's health and well-being. A local policy would need to comply with the PPTS in ensuring that the location of sites does not impact negatively on peoples health and well-being and could specify this for York in greater detail than the national policy. This in-combination should have a significantly positive effect on new traveller sites.
3	Improve education, skills development and training	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; 	+		The NPPF would require Gypsies, Travellers and Showpeople to have good access to different services and facilities. This would be a generic approach to locating	+	<p>This approach would allow for the locations of sites and pitches to be in close proximity to educational facilities. The potential demand this may place on these facilities</p>	+	Using a detailed approach would require the sites to be within definite distances of educational facilities and ensure that the demand/impact was identified on these and to gypsies,

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		
	for an effective workforce	<ul style="list-style-type: none"> Provide good quality employment opportunities available to all. 		<p>sites and would allow a number of locations to be considered.</p> <p>This approach is likely to have a positive benefit for the communities although this may not be as significant as a local led approach.</p>		<p>would be an important consideration as well.</p> <p>The generic nature of this would potentially this would allow a greater number of sites to be considered in relation to the types and number of educational opportunities available.</p> <p>Overall this is likely to have a positive impact.</p>		<p>Travellers and Showpeople upon choosing or designating a site.</p> <p>This approach may be too prescriptive and lead to discounting of sites not within suitable distances.</p> <p>On balance, this is likely to have a positive impact.</p>
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
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. 	I	<p>The 'Planning Policy for Traveller Sites' (PPTS) sets out the Government's requirements for dealing with travellers.</p> <p>It is positive in recognising that sites should be allocated but specifies that this should be based upon locally derived evidence. The criteria included for locating sites are fairly generic statements open to interpretation and may be responded to in different ways, the results of which could be positive or negative dependent upon their application.</p>	I +	<p>This policy requires a broad understanding of the needs of travellers and Showpeople within York. This option would add to the PPTS approach by enabling the formulation of broad local principles, which would have to be met in order to locate pitches.</p> <p>This option would allow a greater number of sites to be considered for this use allowing consideration of other environmental and social issues within the locally derived generic criteria. This would maximise the potential for considering and addressing the current shortfall of sites.</p> <p>Conflict may be encountered where criteria overlap or the same sites are identified for other types of accommodation.</p>	I +	<p>This would require an in-depth understanding of the needs of travellers and Showpeople within York. The policy would supplement the approach taken by PPTS by enabling the formulation of specific principles, which would have to be met in order to locate pitches. This would have positive implications for meeting the specific needs of this ethnic group.</p> <p>By having more detailed criteria however, it may limit the amount of sites for consideration or found suitable which could limit pitch provision and the allowance for any mitigation in response to identified issues.</p> <p>Conflict may be encountered where criteria overlap or the same sites are identified for other types of accommodation.</p>
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+	<p>The PPTS advocates that local authorities should consider sites that reduce the need for long-distance travelling. This would therefore require the designation of sites to be accessible to public transport connections as well as the road network to suit the lifestyle of the Gypsies, Travellers and Showpeople.</p> <p>This is likely to have a positive outcome on this objective.</p>	+	<p>objective generic assessment would be able to take transport routes and connections into account in order to generally assess accessibility as part of the location criteria.</p> <p>This is likely to have a positive impact on this objective through the requirement to make the sites and pitches as accessible as possible.</p>	+	<p>This approach would enable a detailed understanding of accessibility and opportunities for sustainable travel in deciding the location of Gypsy, Traveller and Showpeople sites.</p> <p>This is likely to have the most significant positive impact and has the potential to be significant in locating sites for these communities where they are likely to reduce the need to travel.</p> <p>However, this approach may reduce the number of locations that are also suitable for access to the road network which would be important for both communities.</p>
7	To minimise greenhouse gases that	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures 	+	<p>There is the potential that locating sites and pitches in areas that reduce the need to travel</p>	+	<p>There is the potential that locating sites and pitches in areas that reduce the need to travel would</p>	+	<p>There is the potential that locating sites and pitches in areas that reduce the need to travel would have a positive</p>

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	cause climate change and deliver a managed response to its effects	for the likely effects of climate change; <ul style="list-style-type: none"> Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 		would have a positive overall impact on climate change through reducing the amount of greenhouse emissions.		have a positive overall impact on climate change through reducing the amount of greenhouse emissions.		overall impact on climate change through reducing the amount of greenhouse emissions.
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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or 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. 	+	The NPPF supports the conservation and enhancement of the natural environment. It states that: <i>"The planning system should contribute to and enhance the natural and local environment by:</i> <ul style="list-style-type: none"> <i>protecting and enhancing valued landscapes, geological conservation interests and soils;</i> <i>minimising impacts on biodiversity ..."</i> The NPPF is clear that the location of development should take consideration of areas with high nature conservation value. Using the NPPF therefore should ensure that these are taken into consideration when identifying sites for Gypsies, Travellers and Showpeople.	+	A local policy would build upon the NPPF approach to protecting and minimising the impacts on sites with high nature conservation/ biodiversity value. The approach should ensure a generic understanding of the site and its possible impacts.. <p>Overall the likely effect on this objective is positive impact given that it will reduce the risks of adverse effects on biodiversity.</p>	+	A detailed local policy would build upon the NPPF approach to protecting and minimising the impacts on sites with high nature conservation/ biodiversity value. The approach should ensure a detailed understanding of the site and its possible impacts..
9	Use land resources efficiently	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-		-	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		Very negative impact likely	Positive or negative impact depending on how it is implemented
	and safeguard their quality	and remediate any existing contamination; <ul style="list-style-type: none"> Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 						
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	+	There is the potential that locating sites and pitches in areas that reduce the need to travel would have a positive overall impact on air quality through reducing the amount of vehicle travel and consequently, vehicle emissions.	+	There is the potential that locating sites and pitches in areas that reduce the need to travel would have a positive overall impact on air quality through reducing the amount of vehicle travel and consequently, vehicle emissions.	+	There is the potential that locating sites and pitches in areas that reduce the need to travel would have a positive overall impact on air quality through reducing the amount of vehicle travel and consequently, vehicle emissions.
13	Minimise flood risk and reduce the impact of flooding to people and property in	<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). 	++	The Government's guidance specifies that local planning authorities should avoid locating sites in areas of high flood risk, including functional floodplain, given the particular vulnerability of caravans. This is significantly	++	Local policy would need to comply with the PPTS in ensuring that sites were not in located within areas of high flood risk and enable this to be locally defined.	++	Local policy would need to comply with the PPTS in ensuring that sites were not in located within areas of high flood risk and enable this to be locally defined.

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	York			positive in ensuring minimising the impact to people and property from flood risk.				
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	I	PPTS states that travellers accommodation is inappropriate use of the greenbelt. It also states that local authorities should provide sites which consider the effect of local environmental quality on health. The impact of this is likely to depend upon the location of chosen sites and the interpretation of the PPTS.	+	<p>The formulation of locally derived generic criteria could include constraints to development as well as suitability indicators. This would ensure that heritage assets important to York, over and above the Green Belt designation (as per the PPTS) could be incorporated and conserved.</p> <p>This is likely to have positive effect</p>	++	<p>The formulation of locally derived detailed criteria could include constraints to development as well as suitability indicators. This would ensure that heritage assets important to York, over and above the Green Belt designation (as per the PPTS) could be incorporated and conserved.</p> <p>Due to the specific nature and identification of the heritage assets involved, this could have a significantly positive effect on this objective.</p>
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve 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. 	I	PPTS states that travellers accommodation is inappropriate use of the greenbelt. It also states that local authorities should provide sites which consider the effect of local environmental quality on health. The impact of this is likely to depend upon the location of chosen sites and the interpretation of the PPTS.	+	<p>The formulation of locally derived generic criteria could include constraints to development as well as suitability indicators. This would ensure that areas important to York's natural and built landscape, over and above the Green Belt designation (as per the PPTS) could be incorporated and conserved.</p>	++	The formulation of detailed criteria could include constraints to development as well as suitability indicators. This would ensure that areas important to York's natural and built landscape, over and above the Green Belt designation (as per the PPTS), could be incorporated and conserved.
General		<p>All of the options should have a positive impact on the health and well-being of the Gypsy, Traveller and Showpeople communities through the provision of suitable accommodation within areas which minimise negative environmental impacts.</p> <p>The Government's approach to planning for Gypsy, Travellers and Showpeople (Option 1) acknowledges their specific needs but only includes generic statements as criteria to determine the location of pitches. Whilst there would be social benefits gained from this policy, the overall impact arising from it are likely to depend upon the application which is open to interpretation.</p> <p>Option 2 should allow the maximum number of sites to be considered for pitch provision given that it focuses on locally derived generic criteria. This would be positive in finding sites to meet the evidenced need whilst also considering local circumstances and allowing for mitigation should impacts be identified.</p> <p>Option 3 would be significantly positive in providing for the specific needs of travellers and in ensuring that York specific environmental criteria can be applied. However, it may constrain supply and pitch provision given that it may limit the number of sites for consideration and the wider allowance for mitigation to be taken into account.</p>						
Preferred Approach		Option 2: Provide generic local criteria to guide gypsy, traveller and Showpeople pitch provision						

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		<ul style="list-style-type: none"> This would have a positive impact on social objectives through the delivery of sites to meet the needs of these ethnic groups as well as promoting social inclusion. Conflicts may arise using the generic local criteria should the same sites emerge through the assessment for alternative residential use. Local criteria can include an consideration for York specific environmental criteria to minimise the impact of pitch provision on the wider environment. There are no economic impacts identified. 					
Recommendations		None					

11.5: Student Accommodation								
SA Objective			Option 1: Restrict all new student accommodation development	Option 2: Rely on NPPF to guide location of student accommodation	Option 3: Local policy to guide development of student accommodation towards campus locations			
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. 	--	The requirement for student accommodation is in response to the growth of the universities and further educational establishments. Restricting accommodation development would have serious impact on meeting the needs of both the students and the wider housing market by exacerbating the requirement and existing competition for private rented accommodation.		The NPPF does not contain a specific statement including student accommodation but allows this to be incorporated as part of the consideration for creating a mixed and inclusive community. It is likely that applying this policy would have a positive impact in the provision of accommodation given the requirement to identify the "size, type, tenure and range of accommodation required in particular locations". This would identify the need for future provision and allow this to gain consent. Whilst the application of this policy is likely to deliver student accommodation if need is proven, it is open to interpretation and may not deliver accommodation in the most suitable locations for York students.	+	<p>This option would provide the most robust approach to ensuring that the needs of students and the requirements of further educational establishments are met. Furthermore, directing development towards campus locations should help to minimise the wider impact on the housing market within the city.</p> <p>To maximise the potential this policy would need to specify that all newly arising need accommodated and be sequentially located on campus first prior to the consideration for other locations.</p>
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 	0	There is no clear link between this alternative and the objective	+	The NPPF states that it supports the location of development where it exploits the use of sustainable modes of transport. Therefore, it is likely that this approach would support locations accessible via	++	locating development for students near campus would encourage walking and cycling between the two destinations. This would have an overall positive effect on health and well-being. In considering locations, it

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		<ul style="list-style-type: none"> access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 				<p>walking or by bicycle, which would have a positive impact on health and well-being.</p> <p>Overall this is likely to have a positive impact</p>	<p>is also likely that a locally derived approach would consider access to a range of services and facilities, including the location of health facilities.</p>	
3	Improve education, skills development and training for an effective workforce	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	--	<p>Limiting the amount of student accommodation would conflict with supporting the need arising from educational establishments, particularly the universities in accommodating their future requirements..</p> <p>This is assessed as likely to have a significant negative effect in the long-term.</p>	+	<p>The NPPF does not specify the how the delivery of student homes would support educational need but given its impact on students and the wider population as well as the economy, determination would rest upon the application of paragraph 50 regarding the delivery of housing mix and, given its a key business sector, section 1 regarding building a strong, competitive economy. The likelihood is that under the NPPF student accommodation is likely to be built helping to support this objective.</p> <p>This has been assessed as having a likely positive impact.</p>	++	<p>Local level policy is likely to have a positive impact given that it will support existing Universities for continued success, particularly in supporting the needs of students in close proximity to the campus.</p>
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	-	<p>Restricting the location of student accommodation in total could also restrict growth in the economic sector as the city would be difficult to accommodate growth. This approach is likely to have a negative impact on the wider economy and workforce by exacerbating house price and affordability/availability of accommodation, particularly in the private rented sector.</p>		<p>Using an NPPF approach would rely on interpretation and understanding of the impacts of student accommodation on the wider economy and educational sector given lack of a direct policy statement. The success of this would depend upon implementation.</p>	+	<p>This option would enable continued success of the educational sector in York through ensuring the future provision of accommodation for students. In allowing this development it would provide the social infrastructure to enable successful growth in this sector should it be required. This is also likely to minimise additional impacts on the wider housing market.</p>
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; 	--	<p>Restricting the needs of students either now or in the future would conflict with this objective given that it would promote social</p>		<p>The NPPF does not contain a specific statement including student accommodation but allows this to be incorporated as part of</p>	+	<p>This option would provide the most robust approach to ensuring that the needs of students and the requirements of further educational</p>

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely			
		<ul style="list-style-type: none"> Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 		<p>exclusion and treat this group unequally to other identified population groups.</p> <p>This approach is likely to have a negative impact on the wider economy and workforce by exacerbating house price and affordability/availability of accommodation, particularly in the private rented sector.</p>		<p>the consideration for creating a mixed and inclusive community. It is likely that applying this policy would have a positive impact in the provision of accommodation given the requirement to identify the "size, type, tenure and range of accommodation required in particular locations". This would identify the need for future provision and allow this to gain consent. Whilst the application of this policy is likely to deliver student accommodation if need is proven, it is open to interpretation and may not deliver accommodation in the most suitable locations for York students.</p>		<p>establishments are met. Furthermore, directing development towards campus locations should help to minimise the wider impact on the housing market within the city. In addition, this would make the accommodation on campus or in close proximity to the campus having a positive impact on accessibility.</p>
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+	<p>This approach may conflict with the future growth of the universities and could result in a lack of accommodation for students resulting in students travelling in from further away, either due to lack of available accommodation or affordability to rent which may increase in line with demand.</p> <p>Restricting development could also result in the baseline conditions continuing in terms of transport requirement to the campus and surrounding locations as the demand is unlikely to grow due to an increase in student development.</p> <p>Overall this option is assessed as having positive and negative impacts.</p>	+	<p>The NPPF allows decision making of development to be based upon sustainability. One aspect of this is accessibility and the location of development in close proximity to services and facilities reducing the reliance on the car and increasing access to alternative modes of transport.</p> <p>Consideration must be given to any negative impacts on existing transport infrastructure through increasing the numbers of people wishing to access the services.</p>	++	<p>This option actively promotes development towards campus locations, which is likely to have a positive impact. This should help to promote accessibility to the educational facilities primarily reducing the need to use the car.</p> <p>In locating development off campus, wider accessibility and social infrastructure considerations should also be considered.</p> <p>Consideration must be given to any negative impacts on existing transport infrastructure through increasing the numbers of people wishing to access the services.</p>
7	To minimise greenhouse	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; 	+	<p>This approach could have two different effects on this</p>	+	<p>The NPPF allows decision making of development to be based upon</p>	+	<p>Locating development near campus location would help to reduce the need</p>

KEY	+		0	?	-	-		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
	gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> 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. 		objective. The first could be to encourage travel from outside the York boundary which would have adverse and cross boundary impacts on green house gas emissions. The second could see the status quo as if development is restricted, no additional transport services are likely to be required.		sustainability and the use of sustainable transport routes.. It is likely that through the application of this policy accessibility is taken into consideration. This is likely to have an overall positive effect on this objective.		to travel and likely to have an overall positive effect for minimising additional emissions and therefore impacts from future development.
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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	Restricting development of student accommodation is likely to have no significant impact on this objective.	+	The NPPF requires the planning system to protect and enhance valued landscapes as well as minimise impacts on biodiversity. Conserving and enhancing biodiversity should therefore be a key consideration for development, although the extent to which this needs to be proven is not specified.	+	Using local level policy to guide development would allow for the incorporation any significant local areas important for nature conservation. It also local interest to feature in the determination of sites to ensure minimal impacts occur to recognised sites.
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	?	The NPPF advocates the use of previously developed land for development. However, in applying this approach, it may be open to negotiation as to the best location of student accommodation. The success of meeting this objective would be gauged on whether there could be reuse of Brownfield locations or if the existing campus could accommodate further development. The impacts overall are uncertain.	+	This approach would maximise the functional space on the university campuses. This is likely to have a positive impact overall on this objective
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	+ -	This approach could have two different effects on this objective. The first could be to encourage travel from outside the York boundary which would have adverse and cross boundary impacts on emissions and therefore air quality . The second could see the status quo as if development is restricted, no additional transport services are likely to be required.	+	The NPPF allows decision making of development to be based upon sustainability and the use of sustainable transport routes.. It is likely that through the application of this policy accessibility is taken into consideration. This is likely to have an overall positive effect on this objective through reducing the need to use a car..	+	Locating development near campus location would help to reduce the need to travel and likely to have an overall positive effect for minimising additional emissions and therefore impacts from future development. Overall this is likely to have a positive impact on this objective. This has the potential to be significant depending on the specific policy wording.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 		The density height, scale and massing of development would be an important consideration should development be restricted. It is likely that this option would require denser development which risks being in conflicts with the principle characteristics of York s set out in the Heritage Impact Assessment..	+ -	The density, height, scale and massing of development would be an important consideration. This would depend upon the amount of land available for development. It is likely that the NPPF would support development which was sensitive to any identified heritage assets. However, this is may be open to interpretation and may not take	+	The density, height, scale and massing of development would be an important consideration, particularly given that this option may put pressure upon building heights and density requirements. It is likely that directing development towards the campus would ensure that the development of accommodation was relative to the existing scale of building

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented	
				The scale of the impact of the historic environment, character and setting would depend upon design.			into consideration the local evidence set out in the heritage Topic paper. This has been assessed as having both positive and negative effects the location of student development. However, the scale of impact would be determined through design.	<p>etc so not to have adverse impacts on identified heritage assets.</p> <p>Where development is located on the periphery of a campus, consideration of the local context using the principles set out in the Heritage Topic Paper should be used in the design to minimise impacts on the local character and setting..</p> <p>This is likely to have an overall positive impact.</p>	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve 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. 	I	The density height, scale and massing of development would be an important consideration should development be restricted. It is likely that this option would require denser development which risks being in conflicts with the principle characteristics of York s set out in the Heritage Impact Assessment.. The scale of the impact of the historic environment, character and setting would depend upon design.	+	-	The density, height, scale and massing of development would be an important consideration. This would depend upon the amount of land available for development. It is likely that the NPPF would support development which was sensitive to any identified landscape assets. However, this is may be open to interpretation and may not take into consideration the local evidence set out in the heritage Topic paper. This has been assessed as having both positive and negative effects the location of student development. However, the scale of impact would be determined through design.	+	<p>The density, height, scale and massing of development would be an important consideration, particularly given that this option may put pressure upon building heights and density requirements. It is likely that directing development towards the campus would ensure that the development of accommodation was relative to the existing scale of building etc so not to have adverse impacts on identified built landscape.</p> <p>Where development is located on the periphery of a campus, consideration of the local context using the principles set out in the Heritage Topic Paper should be used in the design to minimise impacts on the local landscape setting.</p> <p>This is likely to have an overall positive impact.</p>
General			<p>Appraisal option 1 shows that there are significant negative social and economic effects arising through the restriction of student development given that this wouldn't meet the housing needs for this group and or support the educational sector in ensuring the accommodation needs in he future are met. The appraisal also shows uncertain or negative impact for the environmental objective such as a potential increase in emissions due students potentially travelling from further away to attend the universities.</p> <p>Whilst the NPPF does support economic growth and housing mix, it allows for interpretation of how this should be applied to student accommodation. Whilst this is likely to have positive effects overall in delivery, this would depend upon implementation.</p>						

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
Preferred Approach	<p>Option 3 should provide the most robust way in delivering student accommodation to areas which fulfil the most social objectives. Furthermore, this should support the educational sector in the future by supporting growth and the future accommodation of student provide environmental benefits through the close location of accommodation to the student campuses.</p> <p>Option 3: Local policy to guide development of student accommodation towards campus locations</p> <ul style="list-style-type: none"> This option should ensure the requirement for student accommodation is met and that it will be located within close proximity to campus facilities, which is positive for social objectives regarding meeting housing and need and accessibility. Local level policy should support the educational growth sector through the provision of accommodation for students. This option should have environmental benefits through locating the accommodation towards campus locations helping to maximise sustainable travel modes and minimising the impact of increasing student provision. 						
Recommendations	To maximise the potential this policy would need to specify that all newly arising need accommodated and be sequentially located on campus first prior to the consideration for other locations.						

11.6: Houses in Multiple Occupation								
SA Objective			Option 1: Rely on NPPF to guide the location and concentration of HMOs		Option 2: Provide generic local criteria to guide the location and concentration of HMOs		Option 3: Provide detailed local criteria to guide the location and concentration of HMOs	
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. 	I	The NPPF does not contain a specific statement for houses in multiple occupation but allows this to be incorporated as part of the consideration for creating a mixed and inclusive community. It is likely that applying this policy would have a positive impact in the provision of accommodation given the requirement to identify the “size, type, tenure and range of accommodation required in particular locations”. This identifies the criteria any decision would be based upon but, whilst it may allow HMOs, it is open to interpretation. Consequently, HMOs may be allowed based upon a subjective judgement rather than evidence base decisions.	I	<p>Providing generic local criteria for managing HMOs would require a broader understanding of the concentration of this household type than a more detailed policy. Using this approach is likely that HMOs would be granted.</p> <p>The impact of this management however, in creating a balanced and mixed community may not be as effective due to the nature of the problem often being at a smaller scale which generic data may not highlight and may therefore exacerbate other social issues.</p>	+	<p>A detailed policy for HMOs would require a more in-depth understanding of the concentration of this house type and its influence on the community. This option should enable small scale trends to be picked up and therefore managed at a lower level more effectively.</p> <p>This policy would control the delivery of HMOs more definitely and may therefore help to create a mixed and balanced community more effectively. It should also minimise other social concerns regarding high concentrations of this household type.</p>
2	Improve the health and	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	well-being of York's population	<ul style="list-style-type: none"> 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. 						
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	-	The NPPF approach would rely upon subjective judgement to understand the effect on the surrounding community in managing HMOs, both in relation to the existing community and concentration of existing HMOs. This identifies the criteria any decision would be based upon but, whilst it may allow HMOs, it		This policy approach would require a broad understanding of the location of HMOs and surrounding communities. However a broad understanding is only likely to highlight high level issues which may dilute the situation occurring at a smaller scale. This option may therefore exacerbate small scale problems due them not being	+	Knowledge about HMOs and the wider community in neighbourhood areas is likely to be the most effective way to understand how to manage the location and concentration of this household type. Achievement of a balanced and mixed community is more likely to occur with more detailed knowledge to help shape the community and minimise any

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		
				is open to interpretation. Consequently, HMOs may be allowed based upon a subjective judgement rather than evidence base decisions.		picked up through generic criteria.	concentrations which may cause an imbalance in the community. The policy approach to would need to be cautious in its method to ensure that this household type are not penalised or excluded within their neighbourhood through their identification. This would have a detrimental impact on social equality.	
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or 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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	connected natural environment	access the natural environment.						
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
13	Minimise flood risk and	<ul style="list-style-type: none"> • Reduce risk of flooding; • Ensure development location and design 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	reduce the impact of flooding to people and property in York	does not negatively impact on flood risk; <ul style="list-style-type: none"> • Deliver or incorporate through design sustainable urban drainage systems (SuDs). 						
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> • Conserve or enhance the special character and setting of the historic city; • Promote or enhance local culture; • Conserve or enhance designated and non-designated heritage assets and their setting; • Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> • Conserve or enhance the landscape including areas of landscape value • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
General			<p>The NPPF approach is likely to enable the consideration of HMOs given that it referred to balanced and mixed communities. However, overall it is likely to have a long-term negative impact due to relying on subjective judgement rather than specific criteria or local evidence base.</p> <p>Option 2 would enable a broad understanding of the numbers of HMOs in a location. However, this is only likely to highlight strategic issues and not address the small-scale local issues.</p> <p>Option 3 would perform the best in enabling a detailed understanding and criteria based approach to guide the concentration of HMOs. Achievement of a balanced and mixed community are likely to occur with more detailed knowledge to help shape the community and minimise imbalance.</p>					
Preferred Approach			<p>Option 3: Provide detailed local criteria to guide the location and concentration of HMOs</p> <ul style="list-style-type: none"> • This is likely to have positive social effects by ensuring the creation of balanced and mixed communities whilst also enabling concerns regarding concentrations to be addressed. 					
Recommendations			<p>The approach would need to ensure that individuals and households are not identified or excluded within their neighbourhood through the implementation of the policy as this could impact on social equality.</p>					

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

Section 12: Affordable Housing

12.1: Affordable Housing Target												
SA Objective		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		Option 4: Provide local level policy with annual dynamic affordable housing targets				
1	<p>To meet the diverse housing needs of the population in a sustainable way.</p> <ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	-	?	<p>Relying on the market for provision is likely to provide housing where there is a need/demand but may have an impact on delivery given that it would be discretionary or not deliver as much profit for developers, particularly at a time when there is an economic downturn.</p> <p>This approach would implement the NPPF approach which is open to interpretation.</p>		-	<p>The approach is likely to deliver affordable housing within York. The NPPF puts the onus on local authorities to deliver a wide choice of quality homes that meets the full need for housing within the housing market area based upon evidence within the Strategic Housing Market Assessment. It also guides which locations would be suitable for this housing type to go but relies on Local Policy to sets thresholds and targets.</p> <p>However, given it would not set locally derived targets or thresholds for provision and specifies that delivery should not compromise viability of the development, the application of this approach is likely to see a reduced amount of affordable housing being delivered due to it being</p>	+	-	<p>A locally derived policy would enable a target to be established based upon local evidence. This would have a positive effect on delivering affordable housing across different sized schemes.</p> <p>However, setting out overall housing targets for the city would not respond to changing economic circumstances in the long-term and therefore may prove viable or unviable in line with the changing economy. In turn this may impact on delivery of sites.</p> <p>In addition, the policy would need to be based upon current evidence and as the economy picks up from its current downturn, setting a static policy would limit the amount of viable housing which could be provided in times of</p>	++	<p>Progressing an annual dynamic target would help to respond to the wider economic conditions. This would help to maximise viability of the sites and set locally defined site size thresholds ensuring a continuous delivery of housing from a variety of schemes.</p> <p>However, given that a dynamic target would respond to market conditions, delivery of affordable housing would reduce or increase as the economy changes. This would therefore not deliver a consistent amount of affordable housing throughout the plan period but should maximise delivery in times of economic boom.</p>

KEY	+		0	?	-	-				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented		
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. 	?	The outcomes of this policy approach are unknown at this time	+	The NPPF secures the strategic approach for ensuring the delivery of affordable housing which is positive for increasing security for people in the future although this will be dependent upon implementation of the policy.	+	higher economic growth.	+	This policy approach is likely to deliver affordable homes and therefore create accessibility to the market for residents. This could prove to increase security in terms of suitable housing options in the future although this will be dependent upon implementation of the policy. Overall it is likely to help deliver accommodation that could enhance the overall well-being of the population.
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely				
4	<p>Create jobs and deliver growth of a sustainable, low carbon and inclusive economy</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	<p>+ -</p>	<p>This approach is likely to be positive for the market as it would allow developers to negotiate the strategic position of the NPPF in favour of the viability of housing development overall. This is likely to continue housing development but may not deliver required numbers of affordable homes.</p> <p>It is likely that this approach would cause uncertainty for both the development industry for delivering affordable housing and Council in delivering housing need.</p> <p>Delivering fewer affordable home may impact on the availability of the workforce who may not be able to afford to live in York if affordable housing options are not available.</p>	<p>+ -</p>	<p>Relying on the NPPF would allow negotiation of affordable housing in favour of the viability of housing development overall. This is likely to continue housing development but may not deliver required numbers of affordable homes.</p> <p>Delivering fewer affordable home may impact on the availability of the workforce who may not be able to afford to live in York if affordable housing options are not available.</p> <p>It is likely that this approach would cause uncertainty for both the development industry for delivering affordable housing and Council in delivering housing need.</p>	<p>+ -</p>	<p>His approach is likely to deliver affordable homes which would have a positive impact on the ability to afford to live and work within York.</p> <p>However, setting out an overall housing target for the duration of the plan would not respond to changing economic circumstances in the long-term and therefore may prove viable or unviable in line with the changing economy. In turn this may impact on determining applications and the delivery of sites.</p> <p>It is likely that this would cause some uncertainty for the development industry for delivering affordable housing.</p>	<p>++</p> <p>This policy would respond to changes in the wider economy to enable housing sites to remain viable and therefore deliverable. This would provide the most robust way of ensuring the development industry understand the Council's position for development. However, it is likely to reduce profit margins for in the industry, particularly in combination with other contributions to be made.</p> <p>Deviance from this should be discouraged but in order to make this more flexible, an allowance could be made for developers to prove why a site is unviable through open book assessment.</p>
5	<p>Help deliver equality and access to all</p>	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; 	<p>--</p>	<p>This option would be positive in allowing developers to continue to their agenda of delivering market housing. However, It is likely</p>	<p>-</p>	<p>This option sets the strategic approach to delivering affordable housing to benefit the community subject to viability. It should be positive in allowing</p>	<p>- +</p>	<p>This policy may lead to a fluctuating supply of affordable housing based upon the viability of the sites and the threshold set. This approach would either</p>	<p>++</p> <p>This policy may lead to a fluctuating supply of affordable housing based upon the viability of the sites and the threshold set. However, making the target</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
		<ul style="list-style-type: none"> Promote the safety and security for people and/or property. 		that this option would exacerbate housing need and barriers to housing due to affordability. House prices remain high and it is not likely that this option would deliver the demand required.		developers to continue to deliver market housing. However, it is likely that this option would exacerbate housing need and barriers to housing due to affordability given the ability to negotiate without the implementation of local level thresholds and targets.		set the policy so low that it would not maximise affordable housing provision, particularly at time of economic growth, or set a target so high to take account of the future, that it is likely to be undeliverable for parts of the plan. This option may go some way towards reducing barriers to housing as identified within the Index of Multiple Deprivation in relation to affordability of homes. The approach is assessed to have both positive and negative effects.		<p>responsive to economic change should enable a constant delivery of housing, maximising the supply and ensuring some certainty about the amount of dwellings to be delivered.</p> <p>Moreover, York is known to have locations where barriers to housing are registered as within the top 20% deprived in the country. This option is likely to reduce barriers to housing as identified in the Index of Multiple Deprivation.</p> <p>This is likely to have a significant positive effect on this objective.</p>
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	0	This approach is unlikely to redress the balance of homes required to enable a reduction in the need to travel as a result of more people being able to live within the authority rather than commute to work. This is unlikely to have a significant effect on this objective.	0	Given that deliverability of affordable homes under the NPPF is subject to viability, this is unlikely to have a significant impact on reducing the need to travel should you be unable to afford property within the city.	+	This approach would deliver some housing to redress the affordable housing need meaning that more people may be able to live and work within York resulting in a reduction in the need to travel. This is likely to be less significant than option 4.	+	<p>The options is likely to enable more of the workforce to afford to live within York. Currently there is a net in-commute to the city to work and this could be partially addressed through the availability and affordable homes through this option. This is likely to have a consequential positive effect on this objective.</p>
7	To minimise greenhouse gases that cause climate	<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; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	+	Any impacts from this approach resulting in reducing the need to travel, particularly by	+	Any impacts from this approach resulting in reducing the need to travel, particularly by

KEY	++	+	0	?	-	--	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely				
	quality	<ul style="list-style-type: none"> 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. 		between this alternative and the objective		between this alternative and the objective		approach resulting in reducing the need to travel, particularly by car, should have positive benefits for emissions and air quality. This would be commensurate with the scale and location of development.		approach resulting in reducing the need to travel, particularly by car, should have positive benefits for emissions and air quality. This would be commensurate with the scale and location of development.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve 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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	line with the "landscape and Setting" within the Heritage Topic Paper.						
General	<p>Option 1 is unlikely deliver affordable housing to meet the anticipated need now and in the future due to this being a discretionary approach and there being a lack of policy direction and allowance for negotiation in the national guidance. It is likely that this approach cause some uncertainty for both the building industry and Council in terms of expectations for delivery. However, it is likely to have positive effects for the building industry in maximising the viability of sites.</p> <p>Relying on the NPPF would also create uncertainty in expectation for development allows a degree of interpretation given the lack of local level policy and specific thresholds/targets. This option is also likely to deliver affordable housing but may not to meet the overall need required.</p> <p>Option 3 would enable a local level policy to be implemented. However, setting one target for the duration of the plan would cause fluctuating supply and further negotiation as viability and the wider economic impacts change. This approach would either set the policy so low that it would not maximise affordable housing provision, particularly at time of economic growth, or set a target so high to take account of the future, that it is likely to be undeliverable for parts of the plan.</p> <p>Option 4 is likely to deliver the maximum number of affordable housing through responding to changes in the wider economy to enable housing sites to remain viable and therefore deliverable. This would provide the most robust way of ensuring the development industry understand the Council's position for development. However, it is likely to reduce profit margins for in the industry, particularly in-combination with other contributions to be made.</p>						
Preferred Approach	<p>Option 4: Provide local level policy with annual dynamic affordable housing targets</p> <ul style="list-style-type: none"> This option is likely to maximise the delivery of affordable housing through creating more certainty in terms of York's affordable housing requirements and ensuring that delivery would be higher in response to better economic circumstances. This would be positive for the economy by ensuring the targets respond to the changing economy to ensure viability of sites. By enabling more people to live and work within the authority, positive environmental benefits could be gained for climate change and air quality through reducing the need to travel . 						
Recommendations	Deviance from the policy approach of option 4 should be discouraged but in order to make this more flexible, an allowance could be made for developers to prove why a site is unviable through open book assessment.						

12.2: Varying Affordable Housing Targets							
SA Objective			Option 1: Affordable housing target does not vary by location/development type	Option 2: Affordable housing target varies by location/ development type			
1	To meet the diverse housing needs of the population in a sustainable	<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; 	-	Not varying affordable housing development by size and location is likely to under deliver due to viability issues. Not all locations would be able to sustain the same target based upon the type of site (brownfield/greenfield) or size of the development (large or small). Development of a greenfield site would expect to be more viable given an anticipated	++	Delivering a target which is location and size based should maximise the number of affordable housing coming forward. This target should support delivery through ensuring the size and location of development is matched against a threshold which is viable for that size and location of development. This approach should be able to maximise	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	way.	<ul style="list-style-type: none"> Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 		reduction in remediation costs applicable to brownfield sites for example. Furthermore, it may not be viable to apply the same target to smaller sites as large. This would be particularly applicable in ensuring provision in villages which generally have smaller sites for development.		<p>the level of affordable housing obtained to meet the identified demand.</p> <p>Overall this is likely to have a significantly positive effect on the objective.</p>	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	-	<p>The lack of a specific policy would lead to interpretation and negotiation of the applicable number of affordable homes to be delivered per development. This would cause uncertainty in the application and determination process for both the council and development industry.</p> <p>This approach is likely to support the maximum delivery of market homes in smaller locations having positive effects for developer profit.</p>	+	<p>This approach would set a specific threshold for the location and size of development which would setting out the council's expectations of affordable housing clearly causing less uncertainty for the development industry.</p> <p>This target should support delivery through ensuring the size and location of development is matched against a threshold which is viable for that size and location of development.</p> <p>Deviance from this approach should be discouraged but in order to make this more flexible, an allowance could be made for developers to prove why a site is unviable through open book assessment.</p>	

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		
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. 	I	This approach is likely to lead to an imbalance of location for affordable housing. Not determining size and location thresholds could mean that development is not co-located or that interpretation / negotiation formed from the overall target would go against maximising supply. It is unlikely therefore that this would maximise affordable housing to meet demand. However, this would depend upon implementation.	++	<p>A policy delineated by location /size should enable viability of the overall development which would prove positive for creating a balanced and mixed community through co-location of market and affordable housing. Furthermore, this approach could enable deprivation to be considered as well as overall need and demand in particular areas to target the right balance of affordable housing in different locations.</p> <p>Overall this is likely to have a significantly positive effect in the long-term.</p>	
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or 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; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		
	and connected natural environment	<ul style="list-style-type: none"> Provide opportunities for people to access the natural environment. 					
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	-	The viability of a brownfield site may depend upon other issues on site which would reduce its overall capability for delivering housing, such as site clearance and contamination. In not dedifferentiating between land type this approach may impact on the viability of bringing forward and maximising the potential of previously developed land	?	In order to maximise the redevelopment of brownfield sites an allowance would need to be made in the location criteria to mitigate other potential issues such as contamination or site clearance.	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
13	Minimise	<ul style="list-style-type: none"> Reduce risk of flooding; 	0	There is no clear link between this alternative and the	0	There is no clear link between this alternative and the	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 		objective		objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
General			<p>Option 1 is likely to have negative effects caused through uncertainty for viability between different locations and size of schemes. This approach would allow more negotiation given that not all sites would be able to achieve the targets.</p> <p>In contrast, Option 2 is likely to maximise the amount of affordable homes through development as it would tailor the provision to location and site size. This would better reflect viability of bringing different types of site forward and set out the Council's position more clearly in terms of expected delivery.</p>				
Preferred Approach			<p>Option 2: Affordable housing target varies by location/development type</p> <ul style="list-style-type: none"> This option should enable the maximum amount of affordable housing to be delivered on the development site which has positive implications for meeting need as well as social inclusion. An allowance is made the viability of the site through this option which would enable the thresholds to tailor the numbers of houses required. Furthermore, this would ensure that development industry were clear of the Council's position for delivering homes, removing any uncertainty in the application process. There are no environmental impacts identified. 				
Recommendations			None				

KEY	++	+	0	?	-	--	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

12.3: Affordable Housing Requirements													
SA Objective			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		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				
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. 	+	-	This would be a positive approach in ensuring that balanced and mixed communities are formed. Requiring all sites to provide affordable housing, however, may impact on viability which in turn impact on deliverability of sites and the ability of sites to contribute to meeting overall housing need. It is likely that this approach would have positive and negative effects.	-	This would lead to alternative sites needing to be found for affordable housing provision and may impact on overall delivery, particularly in the short-term as appropriate sites would need to be found. Furthermore, there are likely to be negative impacts should developments not integrate within development or surrounding communities as they could become isolated. Overall, this approach is likely to have negative effects.	+	-	This option would lead to smaller sites contributing off site or by alternative methods. This would lead to alternative sites needing to be found for affordable housing provision and may impact on overall delivery, particularly in the short-term as appropriate sites would need to be found. Strategic development sites would be required to deliver housing and these sites are likely to be the most significant in terms of affordable housing delivery so this is positive. Overall this approach is likely to have both positive and negative effects.	+	<p>This would be the most positive approach in ensuring that balanced and mixed communities are formed. This approach would enable the maximum number of housing sites to viably contribute towards affordable housing whilst ensuring that provision is on site should this be proved viable.</p> <p>The risk with this approach is that it is open to negotiation wherein developers may dispute the viability assumptions applied.</p> <p>On balance, it is likely that this approach would have positive effect overall.</p>	
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 	0		There is no clear link between this alternative and the objective	0		There is no clear link between this alternative and the objective	0		There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	Very negative impact likely					
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented				
		access to leisure opportunities (walking / cycling) <ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 									
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	I	Whether or not development is on or off-site, developers would need to contribute to affordable housing. Co-locating affordable and market housing would reduce the number of market homes on site but would negate the need to find alternatives sites. A policy to deliver affordable homes on all development sites may cause viability issues for small housing schemes. To mitigate this additional mechanisms would be required to	I	Whether or not development is on or off-site, developers would need to contribute to affordable housing. Off-site provision would lead to maximising the number of market homes but also needing to find alternative sites for affordable housing provision. This option would support smaller sites where viability issues may arise through on-site delivery.	?	Major developments should be able to incorporate homes on site in terms of viability. Co-locating affordable and market housing would reduce the number of market homes on site but would increase the need to find alternatives sites. This option would lead to smaller site contributing off site or by alternative methods. This would lead to alternative sites needing to be found for affordable housing provision. The impacts of this on delivery are uncertain.	+	A policy to deliver affordable homes on schemes of 2 dwellings or more where viability is a key component in determining the location is likely to enable the deliverability of developments . In particular, smaller housing sites are likely to be more deliverable as they would be able to make an off-site contribution. This option allows for economic conditions to be a consideration in the delivery of affordable housing. Whether or not development is on or off-site, developers would need to contribute to affordable housing. Co-locating affordable and market housing would reduce the number of market homes on	

KEY	++		+	0	?	-	-		+	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				ensure a contribution to affordable provision would be made.					site but would negate the need to find alternatives sites. Overall, this option is likely to have a positive impact on the 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. 	++	<p>Requiring all affordable housing on site would have positive implications for social inclusion and the creation of mixed and inclusive communities.</p> <p>On major sites it would be particularly important for the development to be pepper-potted around the site and ensure that the houses were of the same standard to ensure maximum integration.</p>	-	<p>Requiring all affordable housing off-site is likely to have negative implications for social inclusion and will not create mixed and balanced communities. The impact of this would be particularly severe on larger developments.</p> <p>However, this option may prove more viable for smaller sites where delivering on site would jeopardise the</p>	+	<p>Requiring all affordable housing on major development sites would have positive implications for social inclusion and the creation of mixed and inclusive communities.</p> <p>However, it would require smaller sites to find or contribute towards alternatives sites which may lead to a delay in provision and meeting affordable housing demand.</p> <p>On major sites it would be particularly important for the development to be pepper-potted around the site and ensure that the houses were of the same standard to ensure maximum integration.</p>	++	<p>The effects of this option would be similar to options 1 given that only schemes of 2 or less would not be considered for contributions towards affordable housing.</p> <p>Site including onsite affordable housing would maximise positive implications for social inclusion and the creation of mixed and inclusive communities.</p> <p>Where sites contribute offsite it would be particularly important for the development to be pepper-potted or directed to where there is an established requirement for maximum benefit.</p> <p>Overall this is likely to have a significantly positive impact.</p>
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; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
		<ul style="list-style-type: none"> Improve congestion. 								
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
11	Reduce waste	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and 	0	There is no clear link	0	There is no clear link	0	There is no clear link	0	There is no clear link

KEY	++	+	0	?	-	--				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	generation and increase level of reuse and recycling	recycling of waste; • Promote and increase resource efficiency.		between this alternative and the objective		between this alternative and the objective		between this alternative and the objective		between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
15	Conserve or	<ul style="list-style-type: none"> Conserve or enhance the landscape 	0	There is no clear link	0	There is no clear link	0	There is no clear link	0	There is no clear link

KEY	++	+	0	?	-	---				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
enhance York's natural and built landscape	including areas of landscape value <ul style="list-style-type: none"> Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 			between this alternative and the objective		between this alternative and the objective		between this alternative and the objective		between this alternative and the objective
General	<p>Option 1 is likely to have a positive impact on social inclusion and delivery through ensuring that development include affordable provision on site. However, this may cause viability issues for small housing schemes. To mitigate this additional mechanisms would be required to ensure a contribution to affordable provision would be made.</p> <p>Option 2 is likely to have a negative impact on creating a mixed and balanced community, particularly in larger scale developments. This option would maximise the number of market homes on site but would require large alternative sites to be found for provision. This option may be suitable for very small housing schemes where on site provision proves unviable.</p> <p>Option 3 would have mixed impacts for social inclusion and creating a balanced and mixed community as the large sites would incorporate development but smaller sites would need to deliver off-site. This would generate a need for additional sites and may cause delay in provision. The impact of delivery therefore is uncertain.</p> <p>Option 4 is likely to have similar impacts to option 1 in terms of social benefit. However, this option takes into consideration viability as a factor in locating affordable housing. This is likely to improve the deliverability of sites given it takes economic and development factors into consideration.</p>									
Preferred Approach	<p>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> <ul style="list-style-type: none"> Option 4 should have positive impacts for social inclusion and the creation of balanced and mixed neighbourhoods. Where contributions are made off site these should be use to pepper-pot or target housing where it is most required. In combination with a dynamic viability target relating to location and type of development, this would maximise the delivery of affordable housing provision. In promoting co-location of affordable and market housing using viability as a key determining factor, it may reduce the number of market homes on site but would negate the need to find alternatives sites. This may reduce the land take required overall. <p>Viability is an important consideration for developers and landowners in taking forward development. This option should maximise delivery whilst allowing a degree of negotiation in determining the most viable amount of affordable housing to integrate on site.</p>									
Recommendations	<ul style="list-style-type: none"> This approach should be used in combination with the dynamic target approach to ensure that the maximum number of affordable housing is developed on site prior to considering offsite provision. It is important for the development to be pepper-potted around the site, particularly on strategic sites Affordable homes should be built to the same standard as market housing to ensure maximum integration. 									

KEY	++	+	0	?	-	-	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

Section 13: Community Facilities

13.1: Required contributions							
SA Objective			Option 1: Require all new developments to contribute to community facilities/health provision, on or off site			Option 2: Require only major developments to contribute to community facilities/health provision, on or off site	
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	<p>This approach would not deliver housing and so would not have a significant impact on this objective.</p> <p>However it is important to consider the increase of population arising from new developments and their needs to ensure that new communities have adequate local access to facilities and that existing facilities can be supported where applicable</p>	0	<p>This approach would not deliver housing and so would not have a significant impact on this objective.</p> <p>However it is important to consider the increase of population arising from new developments and their needs to ensure that new communities have adequate local access to facilities. The most significant concentration and contribution to population will be from large scale (major) developments and therefore provision would be required commensurate with the scale of development. However, the cumulative impacts of other developments can impact on the availability or capacity for local provision of facilities. This cumulative impact, particularly in the longer term, is likely to exacerbate need and may have a detrimental effect on capacity of the facilities.</p>	
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 through access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	++	<p>Receiving contributions towards community facilities from all types of development should have a positive impact in ensuring that the health and well-being of both the existing and new population is continued to be catered for.</p> <p>To maximise this provision, large sites where there will be a significant new community, should allocate provision on site.</p> <p>Green Infrastructure and the Supply of Openspace is considered in section 17</p>	+	<p>Receiving contributions towards community facilities from just major types of development should have a positive impact in supporting health and well-being. However, the provision may not be as extensive as option 1 given that the contributions would be spread over a wider area and would need to support the new community as extensively. This may lead to increased pressure on existing facilities which could have adverse effects on peoples well-being in the long-term.</p> <p>To maximise this provision, large sites where there will be a significant new community, should allocate provision on site.</p> <p>Green Infrastructure and the Supply of Openspace is considered in section 17</p>	
3	Improve education, skills development and training for an	<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 	0	<p>There is no clear link between this alternative and the objective</p> <p>This is covered under Section 14.</p>	0	<p>There is no clear link between this alternative and the objective</p> <p>This is covered under Section 14.</p>	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	effective workforce	opportunities available to all.					
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. 	+	Supporting the delivery of community facilities and healthcare should enable growth in these business sectors, supporting existing jobs and job growth. This also supports the evidence for growth in the economy within the healthcare sector.	+	The option would obtain contributions but not from all development as per option 1. This means that the cumulative impact of all of the new development may support existing facilities for healthcare but it may also put pressure on existing businesses.	
5	Help deliver equality and access to all	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 	++	<p>The increase of population arising from new developments need to be catered for to ensure that new communities have adequate local access to facilities and that existing facilities can be supported where applicable. Requiring all new development to contribute will maximise the provision for this.</p> <p>To maximise accessibility on large sites or cumulatively of new sites within a particular area where there will be a significant new community, provision should be allocated on site. Where this is not possible, support should be given to the facilities within close proximity.</p>	+	<p>The option would obtain contributions but not for all development as per option 1. This means that the cumulative impact of all of the new development may support existing facilities for healthcare but it may also put pressure on existing businesses. This may also lead to smaller development site having reduced access to facilities or located in an area where there is less ability to improve accessibility to them.</p> <p>To maximise accessibility on large sites provision should be allocated on site. It is anticipated that this approach may not be able to support all new facilities and therefore cumulatively of new sites within a particular area where there will be a significant new community facilities within close proximity.</p>	
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. 		To maximise accessibility on large sites or cumulatively of new sites within a particular area where there will be a significant new community, provision should be allocated on site. Where this is not possible, support should be given to the facilities within close proximity.		To maximise accessibility on large sites provision should be allocated on site. It is anticipated that this approach may not be able to support all new facilities and therefore cumulatively of new sites within a particular area where there will be a significant new community facilities within close proximity.	
7	To minimise greenhouse gases that cause climate change and deliver a	<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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	managed response to its effects	<ul style="list-style-type: none"> 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. 					
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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	<p>There is no clear link between this alternative and the objective</p> <p>Green Infrastructure and the Supply of Openspace is considered in section 17</p>	0	<p>There is no clear link between this alternative and the objective</p> <p>Green Infrastructure and the Supply of Openspace is considered in section 17</p>	
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	<p>There is no clear link between this alternative and the objective</p>	0	<p>There is no clear link between this alternative and the objective</p>	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	<p>There is no clear link between this alternative and the objective</p>	0	<p>There is no clear link between this alternative and the objective</p>	
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. 	0	<p>There is no clear link between this alternative and the objective</p>	0	<p>There is no clear link between this alternative and the objective</p>	
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 	0	<p>There is no clear link between this alternative and the objective</p>	0	<p>There is no clear link between this alternative and the objective</p>	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		transport emissions through low emission technologies and fuels); <ul style="list-style-type: none"> • Support the development of city wide low emission infrastructure; • Improve air quality in AQMAs and prevent new designations; • Avoid locating development where it could negatively impact on air quality; • Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; • Promote sustainable and integrated transport network to minimise the use of the car. 					
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> • Reduce risk of flooding; • Ensure development location and design does not negatively impact on flood risk; • Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> • Conserve or enhance the special character and setting of the historic city; • Promote or enhance local culture; • Conserve or enhance designated and non-designated heritage assets and their setting; • Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> • Conserve or enhance the landscape including areas of landscape value • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
General			Both options are likely to have a positive impact for ensuring the provision of facilities and meeting social objectives in terms supporting				

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

Preferred Approach	<p>need for community facilities and services. However, option 1 is appraised to make a significantly positive contribution given that it will maximise the contributions obtained to support provision.</p> <p>Option 1: Require all new developments to contribute to community facilities/health provision, on or of site</p> <ul style="list-style-type: none"> This option is likely to maximise the amount of contributions arising from new development allowing newly arising need to be met more adequately. Meeting need arising from new communities and the contributions obtained will help to support growth and jobs within these sectors.
Recommendations	To maximise accessibility on large sites or cumulatively of new sites within a particular area where there will be a significant new community, provision should be allocated on site. Where this is not possible, support should be given to the facilities within close proximity.

13.2: Provision and Accessibility								
SA Objective			Option 1: Rely on NPPF to guide community facilities/health provision and accessibility in relation to new development		Option 2: Provide generic local criteria to guide community facilities/health provision and accessibility in relation to new development		Option 3: Provide detailed local criteria to guide community facilities/health provision and accessibility in relation to new development	
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. 	+	The NPPF supports the provision and retention of community facilities. It states that rural development should retain existing facilities and new facilities to be planned positively to enhance the sustainability of communities. The NPPF also supports an integrated approach to considering the location of facilities with other uses, which is positive in meeting the needs of the population.	+	Providing a locally defined generic approach would require a broad understanding of community facilities within York and their overall provision. This would provide a more detailed approach than the NPPF in determining location of the facilities but may not target facilities in an area of need if this is not identified in the criteria. This would encapsulate the wider requirements of communities facilities around York however.	+	<p>This would require a detailed understanding of provision and would enable provision planning on sites to be more accurate. This would ensure the right level of facilities are developed alongside any new development.</p> <p>However, a detailed understanding would not necessarily capture the any citywide changes in relation to community facilities and healthcare provision that may occur over the course of the plan and which would need to be taken into account.</p> <p>On balance, it is still considered that this approach is likely to have a positive effect.</p>
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 	I	The NPPF supports provision but lacks definition for accessibility. This would be open to interpretation and facilities may not be delivered in the most	I	This would provide a more detailed approach than the NPPF in determining location of the facilities and deliver a broad understanding of overall need and	+	It is anticipated that a detailed approach would enable the provision of healthcare and recreational facilities to be delivered in response to identified need. Healthcare provision

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 		needed areas.		supply. However, it may not target facilities in an area of need if this is not identified in enough detail in the criteria.	is particularly important to maintain the health and well-being of the existing and new communities in the long-term. Similarly access to recreational space is known to improve overall well-being.	
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. 	0	There is no clear link between this alternative and the objective This is covered under Section 14.	0	There is no clear link between this alternative and the objective This is covered under Section 14.	0	There is no clear link between this alternative and the objective This is covered under Section 14.
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. 	+	The NPPF supports the provision and retention of community facilities, including within rural areas. This will help to support jobs in associated sectors, including an element within the rural economy.	+	Supporting the delivery of community facilities and healthcare should enable growth in these businesses sectors, supporting existing jobs and job growth. Locally derived generic indicators for this would enable more specific support than the NPPF, particularly in relation to the evidence for growth in the economy within the health and social care sectors.	+	Supporting the delivery of community facilities and healthcare should enable growth in these businesses sectors, supporting existing jobs and job growth. Locally derived specific indicators for this would enable more specific support than option 2, which may be beneficial for particular sectors of the 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. 		The NPPF supports the inclusion and integration of facilities which is positive for enabling access. However, the NPPF approach lacks definition in terms of what would be regarded as accessible and does not specify what this would mean in terms of proximity. The approach is likely to be open to interpretation and may lead to unequal access to different types of facilities.	+	Locally derived generic indicators for this would enable more specific accessibility considerations to be considered in the location of facilities. However, there may be certain facilities which require different location criteria to ensure they are maximising their demand potential.	+	The use of detailed criteria would help to ensure that different facilities could be assessed for their location more accurately and placed where they would be address the highest demand or need. This would be particularly effective where they are required within certain distances for accessibility reasons. Detailed criteria may not capture the overall level of demand and considerations for facilities however.

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely				
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	+	-	<p>The NPPF approach lacks definition in terms of what would be regarded as accessible and does not specify what this would mean in terms of proximity. However, it does state that development should exploit existing sustainable transport modes and routes in locating new development which could be applied to the location of community facilities resulting in a positive impact on this objective.</p> <p>However, the approach is likely to be open to interpretation given the lack of distances or detail and may result in sites being located in less accessible locations compared to a locally derived policy approach..</p>	+	<p>Locally derived generic indicators for this would enable more specific accessibility considerations to be used in influencing the location of facilities such as distance criteria to residential areas or accessibility vi sustainable transport modes.. This should allow provision to be connected to the wider transport network to make use of existing routes.</p> <p>However, there may be certain facilities which require different location criteria to ensure they are maximising their demand potential.</p>	+	<p>The use of detailed criteria would help to ensure that different facilities could be assessed for their location more accurately and placed where they would be address the highest demand or need. It could also ensure facilities connect directly with the existing, or any newly provided, transport network</p> <p>Detailed criteria may not capture the overall level of demand and considerations for facilities however.</p>
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 	+		<p>The NPPF supports the co-location of different uses and could therefore positively contribute to minimise the need to travel to access facilities. This is likely to have a positive impact on this objective.</p>	+	<p>Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel. This is likely to have a positive impact on this objective.</p>	+	<p>Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel. This is likely to have a positive impact on this objective.</p>
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; 	0		<p>There is no clear link between this alternative and the objective</p>	0	<p>There is no clear link between this alternative and the objective</p>	0	<p>There is no clear link between this alternative and the objective</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	accessible high quality and connected natural environment	<ul style="list-style-type: none"> Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 						
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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 NPPF supports the co-location of different uses and could therefore positively contribute to minimise the need to travel to access facilities. This is likely to have a positive impact on this objective.	+	Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel. This is likely to have a positive impact on this objective.	+	Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel. This is likely to have a positive impact on this objective.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		the car.						
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
General			<p>The NPPF approach (Option 1) supports the development of community facilities and their integration with housing, employment uses and existing community facilities. This approach is likely to have a positive impact but does not define what would be acceptable distances to have maximum benefit.</p> <p>Option 2 is likely to have a positive impact through the determination of locally derived generic criteria. In particular this would benefit the general provision and location of community facilities across the city. The opportunity is for this approach to deliver general principles to community facility provision but would not be suitable for some facilities which would require specific location criteria to be applied. Guiding location principles in this way would also be positive in minimising travel to use community facilities proving environmental benefits.</p> <p>Option 3 would also benefit from using locally derived criteria and should have a positive benefit in locating certain facilities which require access to be within a certain distance or which need to be located in a certain type of development. This policy would not be suitable for directing the management of general community facility policy and overall requirement for the city.</p>					
Preferred Approach			<p>Combination of option 2 and 3:</p> <ul style="list-style-type: none"> A combination of approaches would be the best way forward to maximise the social benefits of locating facilities and their maximising their accessibility. Option 2 would be beneficial in delivering in a general approach to ensure that all of the city's facilities are considered 					

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

	<p>whereas option 3 would be beneficial to ensuring that any facilities with specific requirements for their location can be accessed and located in the right place.</p> <ul style="list-style-type: none"> Continuing access and development of community facilities and healthcare would support the economy and associated workforce in the long-term. Locating facilities and healthcare in close proximity to the populations who use them will have environmental benefits through encouraging shorter trips and minimising travel.
Recommendations	The preferred approach is amended to a combined approach to identify and incorporate separate policies for those facilities which need detailed criteria to inform their location.

13.3: Protection of existing community facilities								
SA Objective			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		Option 3: Provide local level policy to protect existing community facilities and access to them		
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	<p>--</p> <p>This would conflict with meeting the needs of the population, particularly given that York is expected to grow in terms of population over the plan period. This approach could lead to a lack of services or excess pressure on others.</p> <p>This approach would also go against the NPPF.</p>	+	<p>The NPPF states that <i>“established shops, facilities and services are able to modernise and guard against the unnecessary loss of valued facilities and services”</i>. This is positive in ensuring that facilities are continued to be supported and not lost.</p> <p>This approach lacks a local understanding of what established services are valued and why to ensure a robust argument is made against unnecessary loss.</p>	++	<p>Local level policy would enable a baseline position to be established to understand the value of services in York and enable a robust stance to protecting existing community facilities</p>	
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; 	-	<p>This may have detrimental impacts to accessible healthcare given that sites may of value for other market purposes which would override the important contribution of healthcare facilities. This could lead to a lack of provision in different areas depending on market value resulting in poor support for residents’ health and well-being.</p>	+	+	<p>This policy could define local facilities of value and should ensure that no important facilities are lost. This should help support the wider health and well-being of the population.</p>	

KEY	++		+	0	?	-	--		Positive or negative impact depending on how it is implemented
	Very positive impact likely		Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		
		<ul style="list-style-type: none"> Ensure that land contamination/pollution does not pose unacceptable risks to health. 			This is likely to have a negative impact in the long-term and be disproportionate across York.			<p>policy.</p> <p>On balance, this is likely to have a positive impact as it is likely to afford protection on certain facilities but would depend upon implementation.</p>	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	--	<p>This policy would not support the continuation of local level jobs provided at the community facilities.</p> <p>Market interest in the sites could also be for alternative uses than employment which would mean that any jobs lost would not be replaced.</p> <p>This may also have detrimental impacts on the provision for an increasing workforce population to enable health and well-being.</p>	+	<p>The NPPF states that “<i>established shops, facilities and services are able to modernise and guard against the unnecessary loss of valued facilities and services</i>”. This is positive in ensuring that facilities are continued to be supported and not lost.</p>	+	Local level policy would enable a baseline position to be established to understand the value of services in York and enable a robust stance to protecting existing community facilities. This would be positive in helping to maintain existing jobs and the increasing workforce population.	
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	--	<p>This approach would conflict with helping to deliver equality and access for all, particularly given that York is expected to grow in terms of population over the plan period. This approach could lead to a lack of services or excess pressure on others. Local provision and accessibility are also likely to be negatively effected.</p> <p>This approach would also go</p>	I	+	<p>The NPPF states that “<i>established shops, facilities and services are able to modernise and guard against the unnecessary loss of valued facilities and services</i>”. This is positive in ensuring that facilities are continued to be supported and not lost.</p> <p>However, this approach does not specify which services are of value for ensuring a robust argument is made against unnecessary loss. This</p>	++	Local level policy would enable a baseline position to be established to understand the value of services in York and enable a robust stance to protecting existing community facilities. This would have the most significant positive impact in maintaining accessibility to services.

KEY	+		0	?	-	-		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
				against the NPPF to “guard against the loss of facilities”.		may have an impact on accessibility through interpretation of the policy. On balance this approach is likely to afford some facilities with protection having positive benefit but is likely to depend upon implementation.		
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	natural environment							
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
13	Minimise flood risk and reduce the	<ul style="list-style-type: none"> • Reduce risk of flooding; • Ensure development location and design does not negatively impact on flood risk; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	impact of flooding to people and property in York	<ul style="list-style-type: none"> Deliver or incorporate through design sustainable urban drainage systems (SuDs). 						
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
General			<p>Option 1 is likely to have significantly negative impacts overall given that it lack of protection would conflict with social objectives for local provision of facilities, particularly in the medium to long-term when York's population has grown. Furthermore this approach conflicts with the NPPF.</p> <p>Relying on the NPPF would afford some protection of existing facilities as it states support for established and valued facilities and guarding against their unnecessary loss. However the NPPF does not define 'valued services' and leaves open the interpretation of the policy.</p> <p>Provision of a local policy to protect services should ensure a robust stance on which to protect facilities. This should allow an evidence based approach and baseline of understanding of the value of various facilities within the York context.</p>					
Preferred Approach			<p>Option 3: Provide local level policy to protect existing community facilities and access to them</p> <ul style="list-style-type: none"> This approach should maximise the protection of existing facilities which has positive social impacts for the existing and future population. The approach supports local level provision of facilities and safeguards against the loss of jobs . It also has wider benefits in supporting the health and well-being of the over all workforce population. 					
Recommendations			<p>Prior to the formulation of policy an understanding of the value of different community and health facilities is required to fully inform policy development and enable protection of locally defined valued facilities.</p>					

KEY	++	+	0	?	-	--	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

Section 14: Education, Skills and Training

14.1: Education Facilities						
SA Objective			Option 1: Rely on NPPF to guide development of educational facilities		Option 2: Local policy to guide development of education facilities	
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	+	<p>The NPPF states that it supports the location of development where it exploits the use of sustainable modes of transport. Therefore, it is likely that this approach would support locations accessible via walking or by bicycle, which would have a positive impact on health and well-being.</p> <p>Overall this is likely to have a positive impact</p>	++	<p>A local approach would be able to refine and use proximity distances to educational facilities. Locating development where these criteria are met would encourage walking and cycling between the two destinations. This would have an overall positive effect on health and well-being. In considering locations, it is also likely that a locally derived approach would consider access to a range of services and facilities, including the location of health facilities.</p> <p>In addition, there is an opportunity to make playing fields and facilities at educational facilities available to the public to use helping to increase access to leisure and recreation opportunities which in turn could have a positive effect on overall health and wellbeing.</p>
3	Improve education, skills development and training for an effective workforce	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	<p>The NPPF would positively support the need to provide education and skills development across York. It states that there should be sufficient choice of school places available to meet the needs of existing and new communities. It also states that LA's should take "a proactive, positive and collaborative approach to meeting this requirement and to development that will widen the choice in education [giving] weight to the need to create, expand or alter</p>	++	<p>Using a local approach would build upon the NPPF to take a locally defined proactive planning approach. This would help to locally define the types of facilities required in various locations based upon a robust understanding of existing capacity and future need.</p> <p>It is also anticipated that this approach could identify locations for skills and training outside of school provision</p>

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
				schools". This approach responds directly to education within schools, however there is more scope for interpretation regarding "choice in education". This may reveal a gap regarding wider skills and other educational facilities which could be supported to ensure that the training needs of York's population are addressed.			to appeal to all age groups within the community where there is a requirement or demand. It is anticipated that this approach would have a significantly positive impact.
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. 	+	Evidence base shows that the higher educational attainment and skills within York has helped to support and minimise the impacts of the economic downturn. Positively supporting education and skills development at all levels therefore should support the overall workforce as well as the overall economy.	++	Evidence base shows that the higher educational attainment and skills within York has helped to support and minimise the impacts of the economic downturn. Positively supporting education and skills development at all levels therefore should support the overall workforce as well as the overall economy. This approach is likely to maximise the continuation of this in the future leading to significant benefits and resilience for the economy in the long-term.	
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. 	+	Enabling the population to gain skills provides a foundation for ensuring the population are not excluded from opportunities which require basic skill sets or may arise through the job market.	+	Enabling the population to gain skills provides a foundation for ensuring the population are not excluded from opportunities which require basic skill sets or may arise through the job market. A local policy approach could tailor this towards the York job market to maximise social inclusion and equality in this way by identifying and closing skills gaps through training. This is likely to have a positive effect. It has the potential to be significant but this is dependent upon the specific policy wording.	
6	Reduce the need to travel and deliver a sustainable integrated transport network	0	+	The NPPF states that new development should look to exploit the existing transport modes and routes available. This is likely to have a positive influence in considering the location of educational facilities to ensure maximum sustainability. This is likely to have a positive effect.	+	A locally derived approach would enable specific criteria to be used to ensure that educational facilities were located in places which promote reducing the need to travel and sustainable travel behaviour. Specific proximity distances could be used to gauge walking, cycling and bus route distances and evaluated to ensure that any additional routes/infrastructure required would be identified. This is likely to have a positive effect.	
7	To minimise greenhouse gases that cause climate	<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; 	+	Promoting development which reduces the need to travel is likely to have an overall positive effect on climate change through reducing green house gas emissions. The significance of this would be commensurate with the	+	Promoting development which reduces the need to travel is likely to have an overall positive effect on climate change through reducing green house gas emissions. The significance of this would be commensurate with the	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	change and deliver a managed response to its effects	<ul style="list-style-type: none"> Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 		success of people using sustainable travel behaviour.		success of people using sustainable travel behaviour.	
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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	+	<p>The NPPF supports development that does not have adverse impacts on biodiversity. It is therefore likely that this would be taken into consideration under the approach. However, this is open to interpretation and may result in locations which compromise this objective.</p> <p>On balance, this is likely to have a positive effect on this objective.</p>	+	York has many designated and non-designated sites of nature conservation value. A locally derived approach will enable a more detailed consideration of known local sites of nature conservation value and green infrastructure in the location assessment process. It is therefore likely to have an overall positive influence over the location of educational facilities.	
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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
12	Improve air	<ul style="list-style-type: none"> Reduce all emissions to air from current 	+	Promoting development which reduces the need to travel	+	Promoting development which reduces the need to travel is	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	quality	activities; <ul style="list-style-type: none"> 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. 		is likely to have an overall positive effect on air quality through reducing vehicle emissions. The significance of this would be commensurate with the success of people using sustainable travel behaviour.		likely to have an overall positive effect on air quality through reducing vehicle emissions. The significance of this would be commensurate with the success of people using sustainable travel behaviour.	
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve 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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	--	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

	line with the "landscape and Setting" within the Heritage Topic Paper.					
General	Both option 1 and 2 are likely to have a positive impact on the provision of educational facilities through recognition of its importance for both existing and new communities. However, it is more likely the local level policy will have a significantly positive impact given that this approach could tailor education, skills and training provision towards York based requirements and widen the scope from just school education as per the NPPF.					
Preferred Approach	Option 2: Local level policy to guide development of education facilities. <ul style="list-style-type: none"> This approach is likely to deliver the most benefit for social objectives given that it would be able to support a wide range of education, skills and training development and contribute towards social inclusion and equality. The approach would support York's workforce and economy through the ensuring that the skills and training needs of the population could be met. There are no environmental impacts identified. 					
Recommendations	In defining local level policy the wider needs of the workforce are considered and that policy aims to tailor this to support the overall workforce as well as school based education.					

14.2: Education Accessibility						
SA Objective			Option 1: Rely on NPPF to guide education provision and accessibility in relation to new development	Option 2: Provide generic local criteria to guide education provision and accessibility in relation to new development	Option 3: Provide detailed criteria to guide education provision and accessibility in relation to new development	
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	<p>O</p> <p>This approach would not deliver housing and so would not have a significant impact on this objective.</p> <p>The NPPF supports the provision educational facilities. It states that a proactive and positive approach to planning should be undertaken to meet the need of population.</p>	<p>O</p> <p>This approach would not deliver housing and so would not have a significant impact on this objective.</p> <p>Providing a locally defined generic approach would require a broad understanding of education facilities within York and their overall provision. This would provide a more detailed approach than the NPPF in determining location of the facilities but may not target facilities in an area of need if this is not identified in the criteria. This would encapsulate the wider requirements of communities facilities around York and would be efficient in capturing</p>	<p>O</p> <p>This approach would not deliver housing and so would not have a significant impact on this objective.</p> <p>This would require a detailed understanding of provision and education capacity. It would require provision on sites to be more accurate to ensure the right level of facilities are developed alongside any new development. Accessibility would only be determined through the creation of a masterplan for the site.</p> <p>However, a detailed understanding would not necessarily capture the bigger picture in relation to education provision.</p>	

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely			
					the requirements from major developments..			
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. 	+	<p>The NPPF states that it supports the location of development where it exploits the use of sustainable modes of transport. Therefore, it is likely that this approach would support locations accessible via walking or by bicycle, which would have a positive impact on health and well-being.</p> <p>Overall this is likely to have a positive impact</p>	++	<p>A local approach would be able to refine and use proximity distances to educational facilities. Locating development where these criteria are met would encourage walking and cycling between the two destinations. This would have an overall positive effect on health and well-being. In considering locations, it is also likely that a locally derived approach would consider access to a range of services and facilities, including the location of health facilities.</p> <p>In addition, there is an opportunity to make playing fields and facilities at educational facilities available to the public to use helping to increase access to leisure and recreation opportunities which in turn could have a positive effect on overall health and wellbeing.</p>	+	<p>This would have similar effects as per option 2. However, this option is likely to reduce the amount of site coming forward if it uses more detailed criteria which could have limiting effects on the significance against this objective.</p>
3	Improve education, skills development and training for an effective workforce	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	+	<p>The NPPF supports provision but lacks definition for accessibility. This would be open to interpretation and may not be delivered in the most needed areas.</p> <p>On balance, given that it is still like to deliver educational facilities, it is assessed as having an overall positive effect.</p>	+ _ +	<p>This would provide a more detailed approach than the NPPF in determining location of the facilities and deliver a broad understanding of overall need and supply. Using generic criteria may complement the approach taken to education provision in terms of catchment areas to still enable an understanding of the cumulative impacts from developments to be addressed.</p>	+	<p>It is anticipated that a detailed approach would require a more in-depth understanding of individual school requirements to enable the right location and level of provision to be delivered.</p> <p>Understanding the cumulative impacts of development may be more suited to option 2 given that this approach is likely to require masterplan detail for knowledge of likely population numbers.</p> <p>On balance, this is likely to have an overall positive effect.</p>
4	Create jobs and deliver	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; 	+	<p>The NPPF supports the provision and expansion of educational</p>	++	<p>Supporting the delivery of educational facilities should</p>	++	<p>Supporting the delivery of educational facilities should enable growth in this</p>

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> 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. 		facilities This will help to support jobs in associated sectors.		enable growth in this sector, supporting existing jobs and job growth. Locally derived generic indicators for this would enable more specific support than the NPPF, particularly in relation to the evidence for growth in the economy.		sector, supporting existing jobs and job growth. Locally derived generic indicators for this would enable more specific support than the NPPF, particularly in relation to the evidence for growth in the 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. 	+	<p>The NPPF supports the inclusion and integration of community facilities overall and attaches great importance to ensuring that a sufficient choice of school places are available to meet the needs of existing and new communities . This should have an overall positive impact delivering access to all.</p> <p>However, the NPPF approach lacks definition in terms of what would be regarded as accessible and does not specify what this would mean in terms of proximity. The approach is likely to be open to interpretation.</p> <p>On balance, this approach is likely to have a positive effect.</p>	++	Locally derived generic indicators for this would enable more specific accessibility considerations to be considered in the location of facilities.	+	<p>The use of detailed criteria would help to ensure that different facilities could be assessed for their location more accurately and placed where they would address the highest demand or need. This would be particularly effective where they are required within certain distances for accessibility reasons.</p> <p>Detailed criteria may not capture the overall level of demand and considerations for facilities however. It would also require a more detailed understanding of the masterplanning process to determine the definite impact.</p>
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. 	+	The NPPF approach lacks definition in terms of what would be regarded as accessible and does not specify what this would mean in terms of proximity. The approach is likely to be open to interpretation.	+	Locally derived generic indicators for this would enable more specific accessibility considerations to be used in influencing the location of facilities. This should allow provision to be connected to the wider transport network to make use of existing routes	+	<p>The use of detailed criteria would help to ensure that different facilities could be assessed for their location more accurately and placed where they would be address the highest demand or need. It could also ensure facilities connect directly with the existing, or any newly provided, transport network</p> <p>Detailed criteria may be too specific to capture/consider the overall level of demand across York and be able to</p>

KEY	++	+	0	?	-	Very negative impact likely	+	Positive or negative impact depending on how it is implemented
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		
								respond to this in a coordinated way. It would also require a more detailed understanding of the masterplanning process to determine the definite impact.
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. 	+	The NPPF supports the co-location of different uses and could therefore positively contribute to minimise the need to travel to access facilities.	+	Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel.	+	Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel.
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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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; Conserve or enhance allotments; Safeguard mineral resources and 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		encourage their efficient use.						
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	+	The NPPF supports the co-location of different uses and could therefore positively contribute to minimise the need to travel to access facilities resulting in a positive effect on air quality	+	Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel resulting in a positive effect on this objective.	+	Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel resulting in a positive effect on this objective.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment, cultural	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	heritage, character and setting	setting; <ul style="list-style-type: none"> Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 						
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
General			<p>Relying on the approach of the NPPF would support the provision of educational facilities and ensure that facilities are created, expanded or altered to meeting the existing and future needs of communities.</p> <p>Option 2 provide a generic approach to provision to enable existing education capacity to be understood and likely to respond more positively to understanding the impacts of cumulative new development. Providing a local level approach also allows the policy to incorporate known local accessibility indicators.</p> <p>Similarly to option 2, Option 3 is likely to have a positive impact but would require a detailed understanding of provision and knowledge of populations for individual school capacity /provision. In order to determine this, local level accessibility criteria can be used but it would also require a detailed understanding of sites' masterplanning.</p>					
Preferred Approach			<p>Option 2: Provide generic local criteria to guide education provision and accessibility</p> <ul style="list-style-type: none"> This would support the provision and location of overall need and supply ensuring that the needs of the existing and new populations are met. It may also enable a wider understanding of the cumulative impacts from developments to be addressed and their overall impacts on education provision. Supporting the delivery of educational facilities should enable growth in this economic sector, supporting existing jobs and job growth. Locally derived generic indicators for this would enable more specific support than the NPPF, particularly in relation to the evidence for growth in the economy. There are no environmental impacts identified at this time. 					
Recommendations								

14.3: Provision of Skills and Training Opportunities							
SA Objective			Option 1: Require all new developments to contribute to skills and training provision, on or off site			Option 2: Require only development with construction costs of over £1m or more to provide skills and training , on or off site	
1	To meet the diverse housing	<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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	needs of the population in a sustainable way.	future housing stock; <ul style="list-style-type: none"> • 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. 					
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	+	Receiving contributions from all types of development should have a positive impact in ensuring that skills and training provision is available to both the existing and new populations. To maximise provision through this approach, a sliding scale of provision is likely to be required where more contributions are required from larger schemes, to enable maximum provision.	+	Provision from development with high construction costs would make a positive contribution to supporting skills and training opportunities. Whilst it may seem that provision may not be as extensive as option 1 given that the contributions would only be sought from higher cost development, it is likely that this would be the most viable way to deliver training and therefore may be more successful in delivery. To maximise this provision, high cost sites should make some training opportunities available on site.	
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; 	+ -	Evidence base shows that the higher educational attainment and skills within York has helped to support and minimise the impacts of the economic downturn. Positively supporting skills and training development at all levels with contributions from all new developments should therefore have a positive effect in supporting the overall workforce as well as the overall economy. Requiring all development to contribute to skills and training provision may cause viability issues on smaller sites in terms of the sum of contributions that would	+	Pursing provision of skills and training opportunities from the large-scale high value schemes should enable a positive contribution towards ensuring skills development within York. It has already been approved that the city has been resilient to the economic downturn due to this and therefore it should be positive over for the economy. It is anticipated that this approach would enable opportunities to be delivered both on and off site Requiring only high value schemes to provide opportunities should enable the costs of implementation to be absorbed	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> Promote a low carbon economy. 		need to be made or making available opportunities for training. To maximise provision through this approach, a sliding scale of provision is likely to be required where more contributions are required from larger schemes.		within the overall development for site to minimise viability issues.	
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or 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; 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		
	high quality and connected natural environment	<ul style="list-style-type: none"> Provide opportunities for people to access the natural environment. 					
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
13	Minimise	<ul style="list-style-type: none"> Reduce risk of flooding; 	0	There is no clear link between this alternative and the	0	There is no clear link between this alternative and the	

KEY	++	+	0	?	-	--	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 		objective		objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
General			Both option 1 and 2 are likely to have a positive impact on the provision of skills and training. However, it is more likely that option 2 will deliver this more consistently given that it is likely to impact less on the viability of development given that costs could be subsumed within the high construction costs.				
Preferred Approach			Option 2: Require only development with construction costs of over £1m or more to provide skills and training , on or off site <ul style="list-style-type: none"> This approach is likely to deliver the most benefit for consistent provision from sites due to viability and costs being able to subsume within the high construction costs. The approach would support York's workforce through the provision of skills and training. By doing this, it will also contribute to the economy through the ensuring that the skills and training needs of the population are met. There are no environmental impacts identified. 				
Recommendations							

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

Section 15: Universities

15.1: Form and location of University Development								
SA Objective			Option 1: Rely on NPPF to guide form and location of new development	Option 2: Provide generic local criteria to guide form and location of university development	Option 3: Provide detailed local criteria to guide form and location of university development			
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. 	+	The NPPF does not contain a specific statement including student accommodation but allows this to be incorporated as part of the consideration for creating a mixed and inclusive community. It is likely that applying this policy would have a positive impact in the provision of accommodation given the requirement to identify the “size, type, tenure and range of accommodation required in particular locations”. This would identify the need for future provision and allow this to gain consent. Whilst the application of this policy is likely to deliver student accommodation if need is proven, it is open to interpretation and may not deliver accommodation in the most suitable locations for York students.	+	<p>This option would provide the most robust approach to ensuring that the needs of students and the requirements of further educational establishments are met. Furthermore, this would allow student accommodation to be directed towards campus locations should help to minimise the wider impact on the housing market within the city, such as pressure on the rental market.</p> <p>To maximise the potential this policy would need to specify that all newly arising need accommodated and be sequentially located on campus first prior to the consideration for other locations.</p>	+	This would have similar effects as per option 2.
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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		for residents; <ul style="list-style-type: none"> Ensure that land contamination/pollution does not pose unacceptable risks to health. 						
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. 	+	The NPPF states that a “proactive, positive and collaborative approach should be taken to development that will widen choice in education”. This approach would support development of the universities and working together with them to establish need.	++	This approach is likely to have a positive impact on delivery of university development supporting the overall educational needs of students and the university. A generic approach is likely to offer more locations for development but this may be in conflict with specific requirements to be met as a result of new development.	++	This approach is likely to have a positive impact on delivery of university development supporting the overall educational needs of students and the university. It would allow the specific needs of the university to be considered in a detailed way and enable a proactive and collaborative approach to be undertaken in working towards a solution.
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. 	+	Supporting the provision of education supports the overall economy for York as this is a large employment sector for the city which attracts investment/funding. The facilities at the universities are well known and highly regarded attracting students from around the world. The universities within York make a significant contribution to this and so supporting this would be of benefit. The NPPF does not specify criteria for universities directly, which may open negotiation and cause uncertainty for both the establishments and York in determining provision. On balance, this is likely to have a positive effect on this the economic objective.	+	Supporting the provision of education supports the overall economy for York as this is a large employment sector for the city which attracts investment /funding. The facilities at the universities are well known and highly regarded attracting students from around the world The universities within York make a significant contribution to this and so supporting this would be of benefit. Directing development through generic policy would enable York to guide development to general locations suitable with their requirements. This is likely to have an overall positive effect.	+	Supporting the provision of education supports the overall economy for York as this is a large employment sector for the city which attracts investment/ funding. The facilities at the universities are well known and highly regarded attracting students from around the world The universities within York make a significant contribution to this and so supporting this would be of benefit. Specifying locations or criteria for university expansion would set out the council’s policy clearly reducing negotiations of what would and would not be acceptable location for development. On balance, this is likely to have a positive effect on this the economic objective.
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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	+		0	?	-	-		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> • demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 						
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; • Deliver transport infrastructure which supports sustainable travel options; • Promote sustainable forms of travel; • Improve congestion. 	+	<p>The NPPF promotes the location of development where it has access to sustainable modes of transport and can exploit this in a way to reduce vehicle movements.</p> <p>This is therefore likely to have a positive impact.</p>	+	<p>Directing development through generic policy would enable York to guide development to places suitable to their requirements taking account of wider location criteria. This would enable transport criteria to be included and influence the location of development.</p> <p>In order to maximise development being accessible by public transport, it may be necessary to have a more detailed understanding of the transport route which generic criteria would not include.</p>	+	Directing development through specific policy would enable York to focus development in places suitable to their requirements taking account of wider location criteria. This would enable transport criteria to be included and influence the location of development.
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. 	+	The NPPF supports the co-location of different uses and could therefore positively contribute to minimise the need to travel to access facilities.	+	Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel.	+	Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel.
8	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for	<ul style="list-style-type: none"> • Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; • Conserve or enhance locally important nature conservation sites (SINCs); • Create new areas or site of bio-diversity / geodiversity value; • Improve connectivity of green 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	accessible high quality and connected natural environment	infrastructure and the natural environment; <ul style="list-style-type: none"> • Provide opportunities for people to access the natural environment. 						
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> • Re-use previously developed land; • Prevent pollution contaminating the land and remediate any existing contamination; • Safeguard soil quality, including the best and most versatile agricultural land; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
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 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
13	Minimise flood risk and reduce the impact of flooding to people and property in York	the car. <ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+	This approach should support the Universities in the long-term. Education is a key component of York's heritage and it is therefore likely that supporting this into the future will have a long-term cultural benefit.	+	This approach should support the Universities in the long-term. Education is a key component of York's heritage and it is therefore likely that supporting this into the future will have a long-term cultural benefit.	+	This approach should support the Universities in the long-term. Education is a key component of York's heritage and it is therefore likely that supporting this into the future will have a long-term cultural benefit.
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve 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. 	-	The NPPF approach does not specify location criteria in connection with landscape other than to state that development should avoid area of value. This approach is open to interpretation and in-combination with the existing permissions, may have an impact on the landscape that would be avoided through have a locally derived criteria approach.	+ -	Using a locally derived criteria approach would allow landscape factors to be considered in the location of new development. The more generic the criteria however, the more likely it is to have a negative impact through not identifying specific features	+	Using a locally derived detailed criteria approach would allow landscape factors to be carefully considered in the location of new development.
General			<p>Option 1 would support the development of the Universities expansion through an overall support for educational facilities. However it would not be detailed enough to ensure that the environmental impacts of location would be mitigated.</p> <p>Option 2 and 3 are both likely to have a positive impact for the development of universities. However Option 3 would allow the specific needs of the university to be considered in a detailed way and enable a proactive and collaborative approach to be undertaken in their location. This helps to remove uncertainty for future growth.</p>					
Preferred Approach			<p>Option 3: Provide detailed local criteria to guide form an location of university development</p> <ul style="list-style-type: none"> This approach is likely to have a positive impact on delivery of university development supporting the overall educational needs of students and the university. 					

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> It would allow the specific needs of the university to be considered in a detailed way and enable a proactive and collaborative approach. Specifying locations or criteria for university expansion would set out the council's policy clearly reducing negotiations of what would and would not be acceptable location for development. This approach is likely to have a positive environmental through allowing specific principles to be included. 					
Recommendations		The policy should ensure that any further development permitted in connection with the Universities, this should consider the impacts of landscape as set out in the Heritage Topic Paper as an initial reference to the design and form of development to minimise adverse impacts on the landscape, particularly in the Heslington area..					

SECTION 16 DESIGN AND THE HISTORIC ENVIRONMENT

16.1: Design and the Historic Environment												
SA Objective			Option 1: Restrict all new development affecting heritage designations		Option 2: Restrict all new development affecting designated and non-designated heritage resource		Option 3: Rely on National Planning Policy Framework to guide development in relation to heritage designations/resources		Option 4: Provide local policy to guide new development in relation to only heritage designations		Option 5: Provide local policy to guide new development in relation to designated and non-designated heritage resources	
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. 	?	Given the concentration of designated heritage assets in York restricting all new development would reduce the amount of land available for new housing and would therefore have uncertain impacts on this objective.	?	Given the concentration of designated and non-designated heritage assets in York restricting all new development would reduce the amount of land available for new housing and would therefore have uncertain impacts on this objective.	?	The NPPF seeks to restrict development that would cause material harm to a designated heritage asset or its setting that is not outweighed by economic, social and environmental benefit. In weighing up applications that affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or	?	It is assumed that a local policy would seek to restrict development that affects designated heritage assets, which could reduce the amount of land available for new housing and would therefore have uncertain impacts on this objective. However, identifying those assets that contribute most to	?	It is assumed that a local policy would seek to restrict development that affects designated and non-designated heritage assets, which could reduce the amount of land available for new housing and would therefore have uncertain impacts on this objective. However, identifying those assets that

KEY	+		0	?	-	-		+				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented				
							loss and the significance of the heritage asset. Given the concentration of designated and non-designated heritage assets in York this could potentially reduce the amount of land available for housing development, which would therefore have uncertain impacts on this objective.		York's historic environment could help in weighing up applications that provide for housing need.		contribute most to York's historic environment could help in weighing up applications that provide for housing need.	
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. 	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety and security of residents.	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety and security of residents.	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety and security of residents.	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety and security of residents.	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety and security of residents.
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. 	0	No significant effect/clear link, although there are educational opportunities associated with the historic environment.	0	No significant effect/clear link, although there are educational opportunities associated with the historic environment.	0	No significant effect/clear link, although there are educational opportunities associated with the historic environment.	0	No significant effect/clear link, although there are educational opportunities associated with the historic environment.	0	No significant effect/clear link, although there are educational opportunities associated with the historic environment.
4	Create jobs and deliver growth of a sustainable,	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant 	?	Given the concentration of designated	?	Given the concentration of designated and non-	?	The NPPF seeks to restrict development that would cause	?	It is assumed that a local policy would seek to restrict	?	It is assumed that a local policy would seek to restrict

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	low carbon and inclusive economy	<ul style="list-style-type: none"> 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. 		heritage assets in York restricting all new development would reduce the amount of land available for economic development and thus restrict growth, which would mean that impacts on this objective are uncertain. Protection of the historic environment is important as tourism related to it is an economic driver for York.		designated heritage assets in York restricting all new development would reduce the amount of land available for economic development and thus restrict growth, which would mean that impacts on this objective are uncertain. Protection of the historic environment is important as tourism related to it is an economic driver for York.		material harm to a designated heritage asset or its setting that is not outweighed by economic, social and environmental benefit. In weighing up applications that affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Given the concentration of designated and non-designated heritage assets in York this could potentially reduce the amount of land available for economic development and thus restrict growth, which would therefore have uncertain impacts on this objective.		development that affects designated heritage assets, which could reduce the amount of land available for new economic development and would therefore have uncertain impacts on this objective. However, identifying those assets that contribute most to York's historic environment could help in weighing up applications that help deliver economic growth. Protection of the historic environment is important as tourism related to it is an economic driver for York.		development that affects and non-designated heritage assets, which could reduce the amount of land available for new economic development and would therefore have uncertain impacts on this objective. However, identifying those assets that contribute most to York's historic environment could help in weighing up applications that help deliver economic growth. Protection of the historic environment is important as tourism related to it is an economic driver for York.
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety and security of residents.	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety and security of residents.	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety and security of residents.	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety and security of residents.	0	No significant effect/clear link, although design in relation to the historic environment should consider the safety and security of residents.
6	Reduce the need to travel and deliver a	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the 	?	Given the concentration of designated	?	Given the concentration of designated and non-	?	The NPPF seeks to restrict development that would cause	?	It is assumed that a local policy would seek to restrict	?	It is assumed that a local policy would seek to restrict

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

	sustainable integrated transport network	<ul style="list-style-type: none"> use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 		heritage assets in York restricting all new development could restrict delivery of transport infrastructure, which would mean that impacts on this objective are uncertain.		designated heritage assets in York restricting all new development could restrict delivery of transport infrastructure, which would mean that impacts on this objective are uncertain.		material harm to a designated heritage asset or its setting that is not outweighed by economic, social and environmental benefit. In weighing up applications that affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Given the concentration of designated and non-designated heritage assets in York this could potentially restrict delivery of transport infrastructure, which would therefore have uncertain impacts on this objective.		development that affects designated heritage assets, which could restrict delivery of transport infrastructure and would therefore have uncertain impacts on this objective. However, identifying those assets that contribute most to York's historic environment could help in weighing up applications that help deliver sustainable transport infrastructure.		development that affects and non-designated heritage assets, which could restrict delivery of transport infrastructure and would therefore have uncertain impacts on this objective. However, identifying those assets that contribute most to York's historic environment could help in weighing up applications that help deliver sustainable transport infrastructure.
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. 	?	Given the concentration of designated heritage assets in York restricting all new development could restrict the use of sustainable design and building materials or renewable energy sources, which would mean that impacts on this	?	Given the concentration of non-designated heritage assets in York restricting all new development could restrict the use of sustainable design and building materials or renewable energy sources, which would mean that impacts on this objective are	?	The NPPF seeks to restrict development that would cause material harm to a designated heritage asset or its setting that is not outweighed by economic, social and environmental benefit. In weighing up applications that affect non designated heritage assets, a balanced judgement will be required	?	It is assumed that a local policy would seek to restrict development that affects designated heritage assets, which could restrict the use of sustainable design and building materials or renewable energy sources and would therefore have uncertain impacts	?	It is assumed that a local policy would seek to restrict development that affects and non-designated heritage assets, which could restrict the use of sustainable design and building materials or renewable energy sources and would therefore, have uncertain impacts

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
				objective are uncertain.		uncertain.		having regard to the scale of any harm or loss and the significance of the heritage asset. Given the concentration of designated and non-designated heritage assets in York this could potentially restrict the use of sustainable design and building materials or renewable energy sources, which would therefore have uncertain impacts on this objective.		on this objective. However, identifying those assets that contribute most to York's historic environment could help in weighing up applications that help deliver environmental benefit.		on this objective. However, identifying those assets that contribute most to York's historic environment could help in weighing up applications that help deliver environmental benefit.
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. 	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.
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. 	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.
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. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link.
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. 	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.	0	No significant effect/clear link.
14	Conserve or enhance York's historic environment,	<ul style="list-style-type: none"> Preserve or enhance the special character and setting of the historic city; Promote or enhance local culture; 	+	Given the concentration of designated heritage assets in	++	Given the concentration of designated and non-designated heritage	+	The NPPF seeks to restrict development that would cause material harm to a	+	It is assumed that a local policy would seek to restrict development that	++	It is assumed that a local policy would seek to restrict development that

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

	cultural heritage, character and setting	<ul style="list-style-type: none"> Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 		York, restricting all new development would have a positive impact on this objective. However, non-designated heritage assets also contribute to York's historic environment and would not be protected to the same extent.		assets in York, restricting all new development would ensure that the special character and setting of the historic city was preserved, as well as all designated and non-designated heritage assets and their setting.		designated heritage asset or it's setting that is not outweighed by economic, social and environmental benefit. In weighing applications that affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Given the concentration of designated and non-designated heritage assets in York there could be conflicts between the need for development and the historic environment that would need to be determined at application stage.		affects designated heritage assets. Identifying those assets that contribute most to York's historic environment could help in weighing up applications that provide for development need. This would have a positive impact on this objective, although non-designated heritage would not be protected to the same extent whilst ensuring that the special character and setting of the city is preserved.		affects designated and non-designated heritage assets. Identifying those assets that contribute most to York's historic environment could help in weighing up applications that provide for development need whilst ensuring that the special character and setting of the city is preserved.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	+	Given the concentration of designated heritage assets in York, restricting all new development would have a positive impact on the built landscape. However, non-designated heritage assets also contribute to York's historic	++	Given the concentration of designated and non-designated heritage assets in York, restricting all new development would ensure that the built landscape was preserved.	+	The NPPF seeks to restrict development that would cause material harm to a designated heritage asset or its setting that is not outweighed by economic, social and environmental benefit. In weighing up applications that affect non designated heritage assets, a balanced judgement will be required having regard to the	+	It is assumed that a local policy would seek to restrict development that affects designated heritage assets. Identifying those assets that contribute most to York's built landscape could help in weighing up applications that provide for development need. This would have a	++	It is assumed that a local policy would seek to restrict development that affects designated and non-designated heritage assets. Identifying those assets that contribute most to York's built landscape could help in weighing up applications that provide for development need

KEY	++	+	0	?	-	--						
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
				environment and would not be protected to the same extent.				scale of any harm or loss and the significance of the heritage asset. Given the concentration of designated and non-designated heritage assets in York there could be conflicts between the need for development and the built landscape that would need to be determined at application stage.		positive impact on ensuring the built landscape that is unique to York is preserved.		whilst ensuring that the built landscape that is unique to York is preserved.
General			For all of the alternative options there are positive effects in relation to protection of the historic environment and built landscape of York. Those alternatives that also protect non-designated heritage assets are considered to have a very positive effect given that in York non-designated assets also need to be conserved to ensure the special character and setting of the city is preserved. For all the alternative options there are some uncertainties in relation to the economic and housing objectives, which is due to the tensions between having enough new land available for development and conserving York's historic environment. It is also noted that protection of the historic environment is important to the economy as tourism related to it is a key economic driver for York.									
Preferred Approach			It is assumed that a local level policy would seek to restrict development that affects designated and non-designated heritage assets. This would have a very positive effect on the historic environment and built landscape of York, particularly given the concentration of designated heritage assets in the city that need to be conserved to ensure the special character and setting of the city is preserved whilst also allowing for development that meets the needs of York's population. Uncertainties in relation to the housing and economic objectives are inevitable given the tension between having enough land available for development and conserving York's historic environment. There are also tensions between the use of sustainable design and building materials or renewable energy sources which would necessarily be in keeping with the conservation of heritage assets but would help deliver a long term environmental benefit.									
Recommendations			Since no adverse impacts were identified in respect of the preferred option, no mitigation is required. However, 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. They should also consider the safety and security of residents in promoting high quality design.									

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

Section 17: Green Infrastructure

17.1: Biodiversity											
SA Objective			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		Option 4: Provide local policy to guide new development in relation to all biodiversity/ geodiversity/ landscape resources		
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	
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. 	+	The NPPF supports the conservation of natural assets and Green infrastructure. This may have positive benefits for health given that green infrastructure and nature conservation can offer recreational opportunities and health benefits as walking or cycling routes. Their conservation is likely to result in positive impacts on health.	+	-	Nature conservation and green infrastructure in general can be multifunctional and offer opportunities for recreation through walking and cycling. This approach is likely to have positive effects in considering the location of development in relation to the se statutory sites and also indirectly to health. This may have conflicts however, with not identifying other sites of value which also have a multi-functional role..	+	This is likely to have similar impacts to option 2. However, this is likely to more beneficial commensurate with the recognition of non-statutory designations.	+	This is likely to have similar impacts to options 2 and 3. However, this is likely to more beneficial commensurate with the recognition all sites of nature conservation value..

KEY	++	+	0	?	-	--				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
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. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
7	To minimise greenhouse gases that cause climate change and	<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 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link

KEY	++	+	0	?	-	Very negative impact likely			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented		
	deliver a managed response to its effects	renewable, low and zero carbon technologies; <ul style="list-style-type: none"> Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 							
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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or 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. 	+ - The NPPF supports the conservation and enhancement of the natural environment. It states that: <i>“The planning system should contribute to and enhance the natural and local environment by:</i> <ul style="list-style-type: none"> <i>protecting and enhancing valued landscapes, geological conservation interests and soils;</i> <i>minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”.</i> Whilst this approach would cover the main	+ - This approach would need to be inline with the NPPF. This approach would ignore all locally designated Sites of Interest for Nature Conservation (SINCs) or Sites of Local Interest (SLRs) for biodiversity. The approach would also not protect non-protected species which although have no formal designation, are still nationally important. This approach would also lack a way of ensuring and building connectivity between sites given its lack of a wider policy approach.	+ - Whilst this approach would protect and enhance both statutory and non-statutory designations which is positive, it would not protect nature conservation sites of local interest or the species which are not designation but nationally important.	++ A policy approach would allow consideration for all known sites and species of nature conservation value whether or not they are designated. This would have the most direct benefit in the long-term to managing conservation. It is also likely to enable new sites to considered should they be identified during the lifetime of the plan.			

KEY	++		+		0		?		-		--				
	Very positive impact likely		Positive impact likely		No significant effect / no clear link		Uncertain or insufficient information		Negative impact likely		Very negative impact likely		Positive or negative impact depending on how it is implemented		
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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 			+	-	<p>The NPPF affords protection to and enhancement of biodiversity, geodiversity and areas of landscape and soil value. This approach should therefore have a positive impact on biodiversity and safeguarding land of value.</p> <p>Whilst this approach would afford some protection to land resources, it is open to interpretation and therefore there is more potential for tensions to evolve in determining the significance of effects from development. There is a risk that this approach may allow development of sites of biodiversity, geodiversity and land value through not having a stringent set of criteria.</p>	+	-	<p>This is likely to have the similar effects as per option 1.</p> <p>However, this approach would ignore all locally designated Sites of Interest for Nature Conservation (SINCs) or Sites of Local Interest (SLRs) for biodiversity in relation to land quality. The approach would also not protect non-protected sites, which although have no formal designation, may still be effected through development and have adverse impacts against this objective.</p>	+	-	<p>This will have similar effects to options 1 and 2. However, this affords further protection for non-designated sites.</p> <p>However, this approach would not protect nature conservation sites of local interest or the species which are not designated but may still be effected from development and therefore have adverse impact on this objective.</p>	+	<p>No significant effect/clear link This policy approach would allow consideration for all known sites and species of nature conservation value whether or not they are designated. This would have the most direct benefit in the long-term to managing conservation and land resources. It is also likely to enable new sites to be considered should they be identified during the lifetime of the plan and assessed against their value as land resources. This approach is also most likely to enable development to be directed to previously developed land to safeguard other land resources of value.</p>

KEY	+		0	?	-	-				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				This is therefore assessed as having both positive and negative effects.						
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	+ -	<p>The NPPF supports the enhancement and minimisation of adverse effects on biodiversity. There is a strong link between water quality and biodiversity which is important to maintain, particularly to sites which are vulnerable to change such as Askham Bogg SSSI.</p> <p>Whilst this approach would afford some protection to water quality in relation to biodiversity, it is open to interpretation and therefore there is more potential for tensions to evolve in determining the significance of effects from development ..</p>	+ -	<p>This likely to have similar effects to option 1. It would provide protection and enhancements of areas where water quality is significant to statutory sites.</p> <p>However, this approach would ignore all locally designated Sites of Interest for Nature Conservation (SINCs) or Sites of Local Interest (SLRs) for biodiversity and the impacts of changes to water quality or hydrology. The approach would also not protect non-protected sites, which although have no formal designation, may still be effected from changing hydrology or water quality..</p>	+ -	<p>This likely to have similar effects to option 2 although further protection towards non statutory sites would be afforded where water quality is significant.</p> <p>However, this approach would not protect nature conservation sites of local interest or the species which are not designated but may still be effected from changing hydrology or water quality..</p>	+	<p>This policy approach would allow consideration for all known sites and species of nature conservation value whether or not they are designated impacted by changing water quality or hydrology. This would have the most direct benefit in the long-term to managing conservation. It is also likely to enable new sites to considered should they be identified during the lifetime of the plan.</p>
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. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
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 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented		
		<ul style="list-style-type: none"> 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. 								
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). 	+	The conservation of green assets will have a positive role to play in mitigating flood risk as some sites of biodiversity value are simultaneously providing a flood plain/water storage function should it be required	+	The conservation of green assets will have a positive role to play in mitigating flood risk as some sites of biodiversity value are simultaneously providing a flood plain/water storage function should it be required	+	The conservation of green assets will have a positive role to play in mitigating flood risk as some sites of biodiversity value are simultaneously providing a flood plain/water storage function should it be required	+	The conservation of green assets will have a positive role to play in mitigating flood risk as some sites of biodiversity value are simultaneously providing a flood plain/water storage function should it be required
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+	This approach is likely to have a positive impact on York's Natural Landscape by guiding development away from area of value for nature conservation and ensuring that new development respects local landscape character..	+	Nature conservation sites form part of the overall character and setting of York. Only protecting the nationally designated sites could therefore negatively impact of the wider natural landscape of York in a negative way.	+	Nature conservation sites form part of the overall character and setting of York. Only protecting the nationally and locally designated sites could therefore negatively impact of the wider natural landscape of York in a negative way by ignoring other sites which are of value.	++	This approach is likely to have a positive impact on York's character and setting by ensuring all areas / species of nature conservation value are considered in guiding new development.
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context 	+ -	This approach is likely to have a positive impact on York's Natural Landscape by guiding development away from area of	+ -	This is likely to have similar effects to option 1. Nature conservation sites form part of the overall natural landscape of York.	+	This is likely to experience effects similarly to option1 and 2. Nature conservation sites form part of the overall natural	++	This approach is likely to have a positive impact on York's Natural Landscape by ensuring all areas / species of nature

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.	value for nature conservation and ensuring that new development respects local landscape character.. However, what constitutes value and conservation in the NPPF is open to interpretation and may not capture all sites recognised at the local level.	However, only protecting the nationally designated sites could negatively impact of the wider natural landscape of York but not affording protection to other sites recognised to have value..	landscape of York. Only protecting the nationally and locally designated sites could therefore negatively impact of the wider natural landscape of York in a negative way by ignoring other sites which are of value.	conservation and landscape value are considered in guiding new development.	
General	<p>The NPPF supports the conservation and protection of the natural environment and dictates that impacts on biodiversity should be minimised and provision for net gains should be obtained where possible to halt decline and improve ecological networks. Option 1 would is therefore likely to have a positive approach to biodiversity management and implementation</p> <p>Option 2 is likely to have significant negative effects for York's biodiversity given that it only protects statutory designations and ignores any locally designated sites, sites of local interest (SLRs) or Sites important for nature conservations (SINCs). It would also ignore any local species which are not protected but of national interest.</p> <p>Option 3, similarly to option 2 is likely to have long-term negative effects givens that this lacks any protection for sites of local interest (SLRs). It would also ignore any local species which are not protected but of national interest.</p> <p>A locally derived approach for protection will be the most positive in the long-term as this will capture all areas of nature conservation interest whether or not they are designated or protected. This would enable compliance with the NPPF but at a more specific local scale to have a positive approach to biodiversity management and implementation.</p>						
Preferred Approach	<p>Option 4: Provide local level policy to guide new development in relation to all biodiversity/geodiversity/landscape features This approach is likely to have the most positive long-term benefits for conserving and enhancing biodiversity with the city of York. This approach will allow all areas, sites and species of nature conversation value to be recognised and protected.</p>						
Recommendations	none						

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

17.2: Green Infrastructure						
SA Objective			Option 1: Protect all Green Infrastructure to the same level irrespective of its functions		Option 2: Give greater protection to functional Green Infrastructure (recreational space / allotments / green corridors)	
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	No significant effect/clear link	?	This approach may enable portions of green space to be released for development, including for the provision of housing. The scale at which this would apply is currently uncertain.
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. 	+	<p>This would be positive in ensuring that there was a high level of green space retained around York. Inevitably some of this space would function more for recreation and leisure, whilst others would be maintained as green space. Evidence suggests that access to green space as well as being able to see it has a benefit on health overall. In York, there are varying deficiencies and gaps identified in certain types of provision within the PP17 Openspace Study. This approach would ensure than all assets areas were retained although this is unlikely to address the quality and provision of functional green infrastructure.</p> <p>Furthermore, access to green infrastructure helps to promote healthier lifestyle by allowing alternative travel routes for leisure and to connect to the wider city.</p> <p>However, there is some uncertainty with this approach in whether the level of protection afforded to GI would be reduced if all was given the same level of protection relative to option 2</p> <p>On balance, this is likely to have overall positive effects on this objective..</p>	++	<p>In order to maximise people's health, it is important to have access to areas for recreation and leisure. Ensuring this is protected where it is being used for this purpose, would be particularly positive for health and well-being. In York, there are varying deficiencies and gaps identified in certain types of provision within the PP17 Openspace Study. This varies by ward. This approach would ensure than all functional assets were retained.</p> <p>Furthermore, access to green infrastructure helps to promote healthier lifestyle by allowing alternative travel routes for leisure and to connect to he wider city.</p>
3	Improve education, skills	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; 	0	No significant effect/clear link	0	No significant effect/clear link

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	development and training for an effective workforce	<ul style="list-style-type: none"> Provide good quality employment opportunities available to all. 					
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. 	+	Green Infrastructure can have a positive impact on the economy through making the city visually attractive to live and work. It can also contribute towards gaining investment. Whilst this option would retain more Green Infrastructure, it is not likely to be more significant given that this considered commensurate with functionality.	+	Green Infrastructure can have a positive impact on the economy through making the city visually attractive to live and work. It can also contribute towards gaining investment. This approach may enable portions of green space to be released for development, including for the provision of employment. The scale at which this would apply is currently uncertain. Overall this is likely to have a positive effect overall.	
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	No significant effect/clear link	0	No significant effect/clear link	
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. 	+	Green Infrastructure can be used positively as part of the overall transport network. The routes can form attractive cycle and pedestrian routes and promote alternative forms of transport to the car by linking across the city. However, not all Green Infrastructure has this capability and it would be more beneficial to prioritise the infrastructure which had this capability and used this to linked better with new sites.	+	Green Infrastructure can be used positively as part of the overall transport network. The routes can form attractive cycle and pedestrian routes and promote alternative forms of transport to the car by linking across the city, such as the Sustrans cycle route from south York into the city centre. Prioritising the GI /routes which are most functional would ensure that this network and connectivity is conserved and has the capability for be increased.	
7	To minimise greenhouse gases that cause climate change and	<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; 	+	One of the main values associated with Green Infrastructure is its multifunctionality, which has the capability to have value for mitigating and adapting to the impacts of climate change. In York, this is particularly important for the mitigation of	+	One of the main values associated with Green Infrastructure is its multifunctionality, which has the capability to have value for mitigating and adapting to the impacts of climate change. In York, this is particularly important for the	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	deliver a managed response to its effects	<ul style="list-style-type: none"> Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 		flood risk. Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air. However, not all Green Infrastructure has the same capability for this and therefore may not be as valuable for this purpose.		mitigation of flood risk. The areas in York currently which are used as flood water storage have a multifunctional purpose and it would be important that that is maintained as a priority. Ensuring that functional GI is protected is also important to ensure further benefits for climate change adaptation through minimising habitat fragmentation.	
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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or 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. 	+	This approach is likely to be positive for this objective as it is exceptionally important for linking different spaces together and supporting wildlife and biodiversity corridors. However, where sites are designated or known to be of value, their significance may be overlooked and only considered as part of the wider GI network. Potential conflicts may arise from too much multifunctionality within areas of biodiversity value.	+	Green Infrastructure is exceptionally important for biodiversity to support wildlife corridors and linking different spaces together. Including these areas within the protected GI would ensure that the areas with most value are protected. Potential conflicts may arise from too much multifunctionality within areas of biodiversity value.	
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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	+	This would have a positive impact by protecting all green infrastructure. However, by not prioritising the most functional space it may leave some parcels of GI more vulnerable to change given that there would be more areas to maintain as high quality. .However, it is likely that this approach would resist development of greenfield land On balance this is likely to have a positive impact.	++	This would have a significantly positive impact on ensuring the best use of land by protecting the functional Green Infrastructure.	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	+	Water resources, including York' rivers from an integral part of York's Green Infrastructure. Protecting all aspects of GI should have a positive effect on this. However, by not prioritising the most functional space it may leave this more vulnerable to change.	+	This would have a significantly positive impact on understanding the value of York's water assets, including the Rivers, and should enable the most protection and enhancement in the future.	
11	Reduce waste generation	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	0	No significant effect/clear link	0	No significant effect/clear link	

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	
	and increase level of reuse and recycling						
12	Improve air quality	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	+	<p>Green Infrastructure can make a positive contribution to improving air quality by being used as a buffer to roads and areas of high concentration of air pollutants.</p> <p>Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air.</p>	+	<p>Green Infrastructure can make a positive contribution to improving air quality by being used as a buffer to roads and areas of high concentration of air pollutants.</p> <p>Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air.</p>	
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	+	<p>Green Infrastructure in York has an important role to play, particularly for the flood water storage.</p> <p>However, not all Green Infrastructure has the same capability for this and therefore may not be as valuable for this purpose</p>	++	<p>Green Infrastructure in York has an important role to play, particularly for the flood water storage. Protecting these sites as a priority would enable these to be maintained for maximum future value.</p>	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	+	<p>Green Infrastructure is an integral part of York's character and setting. Ensuring that all of this is protected may put pressure on the natural environment for development given it would reduce the ability to maintain a high quality on all protected sites and reduce the flexibility to develop land that was less functional or high quality. This approach would not recognise the key features necessarily that are functional and provide the most benefit for the city resulting in a less significant positive effect than option 2..</p>	++	<p>It is likely that this approach would offer the most protection for Green Infrastructure as it would be able to recognise its integral value as part of York's character and setting. This approach is likely to ensure the functional areas are maintained as high quality which would have additional benefits on the historic character and setting.</p>	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	+	<p>Green Infrastructure is an integral part of York's character and setting. Ensuring that all of this is protected may put pressure on the natural environment for development given it would reduce the ability to maintain a high quality on all protected sites and reduce the flexibility to</p>	++	<p>It is likely that this approach would offer the most protection for Green Infrastructure as it would be able to recognise its integral value as part of York's character and setting. This approach is likely to ensure the functional areas are maintained as high quality which would have</p>	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
					develop land that was less functional or high quality .This approach would not recognise the key features necessarily that are functional and provide the most benefit for the city resulting in a less significant positive effect than option 2..		additional benefits on the historic character and setting.
General	<p>Option 1 is likely to have positive benefits for the protection of York’s Green Infrastructure. However, this is likely to lack a recognition for its special contribution to York’s character and setting of the and the ways in which it connects biodiversity and transport networks around the city.</p> <p>Option 2 is likely to have a significantly positive effect on the long-term protection of York’s Green Infrastructure given that it would recognise the intrinsic value its adds to the character and setting of the city as well as its multifunctional value.</p>						
Preferred Approach	<p>Option 2: Give greater protection to functional Green Infrastructure (recreational space, allotments, green corridor)</p> <ul style="list-style-type: none"> This option is likely to have positive social benefits by ensuring that spaces which have identified functions will be protected. This would have positive effects for health and well-being as well as connectivity and accessibility to the wider city. Green Infrastructure can have positive benefits for the economy by making the city an attractive place to live and work as well as invest. Green Infrastructure has a multitude of benefits for the environment and general protection of the ones with identified functions should have a positive impact on flood risk, climate change mitigation and adaptation, biodiversity and the overall character and setting of the city. 						
Recommendations	None.						

17.3: Open Space								
SA Objective			Option 1: Do not protect existing recreational open space	Rely on NPPF policies to protect existing recreational open space/green infrastructure and access to it		Provide local level policy to protect existing recreational open space/ green infrastructure and access to it		
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. 	?	This approach may result in a loss of openspace as a result of development due to lack of protection for openspace. The effects of this would be commensurate with the desirability of openspace sites. The effects are therefore assessed as uncertain.	0	No significant effect/clear link	0	No significant effect/clear link
2	Improve the health	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could 	--	This would be potentially negative, particularly in the long-term for	+	The NPPF supports the implementation and protection of	++	In order to maximise people’s health, it is important to have access to areas for

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	and well-being of York's population	<ul style="list-style-type: none"> 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. 		health and well-being as it would not protect spaces which supply important functions for health and well-being. This could leave the open space and green infrastructure open to development. This approach goes against the NPPF		green infrastructure and open space. It states that "access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities". This approach is therefore likely to have an overall positive effects on ensuring the health and well-being of the population. This approach lacks a locally derived focus on York's important openspace and existing green spaces.		recreation and leisure. Ensuring this is protected where it is being used for this purpose, would be particularly positive for health and well-being. Furthermore, access to green infrastructure helps to promote healthier lifestyles by allowing alternative travel routes for leisure and to connect to the wider city. This approach should allow a detailed local understanding in the delineating of openspace ensuring that its qualities are protected in the future. This would have an overall benefit on this objective.
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. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
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. 	-	This approach would have negative effects on open space and Green Infrastructure Given that no protection would be afforded to areas of openspace. These contribute to the overall attractiveness of York and its potential for investment in both business and encouraging people to locate to York. This approach may enable land to come forward for development but in the long-term could have negative effects on the economy. This approach goes against the NPPF.	+	Green Infrastructure can have a positive impact on the economy through making the city visually attractive to live and work. It can also contribute towards gaining investment. The NPPF would ensure that openspace and Green Infrastructure were protected which would consequently result in the city remaining visually attractive.	+	Green Infrastructure can have a positive impact on the economy through making the city visually attractive to live and work. It can also contribute towards gaining investment. This approach would afford protection to Green Infrastructure and Openspace ensuring that the city remained visually attractive as a place to invest, live and work.
5	Help deliver equality	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; 	-	This option could help reduce access to open space through not protecting it for the future.	+	The NPPF approach is likely to have a positive impact on ensuring provision of open space and green	++	This will have the maximum long-term benefits for accessibility to open space and connectivity using green

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	and access to all	<ul style="list-style-type: none"> Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 		This approach goes against the NPPF		infrastructure as it would protect it for use as recreational space as well as functional/accessible transport routes, where applicable..	<p>infrastructure. This approach would identify and protect green infrastructure and openspace important to York which may function as leisure and recreation space or as an accessible transport route.</p> <p>Overall this is likely to have a positive impact.</p>
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. 	-	Not protecting green infrastructure can impact the connectivity of sustainable transport routes that are both part of the strategic transport network as well as being part of the overall green infrastructure network.	+	<p>The NPPF supports the implementation and protection of open space. The routes can form attractive cycle and pedestrian routes and promote alternative forms of transport to the car by linking across the city. However, this approach is open to interpretation and tensions may arise between the level of protection to be placed on certain assets in the long-term.</p> <p>Overall however, this approach is likely to have a positive impact.</p>	<p>Green Infrastructure can be used positively as part of the overall transport network. The routes can form attractive cycle and pedestrian routes and promote alternative forms of transport to the car by linking across the city. Using a local approach would allow accessibility to be determined using York specific distances and ensure the level of protection is commensurate to the value of the openspace.</p>
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. 	-	This would go against the NPPF approach and is likely to have negative long-term effects on climate change by not protecting features which help to mitigate its effects, such as through carbon sinks and flood protection .	+	<p>The NPPF recognises the value that green Infrastructure has for the wider environment. In planning to meet climate change, it requires that low carbon options are promoted and that local authorities should take account of Climate Change over a longer timescale so that the effects of flood risk, water supply, biodiversity and landscape can be mitigated.</p> <p>The implementation of this approach is likely to favourably protect open and GI for positive impacts in the long-term. However, it is open to interpretation and lacks a local level understanding which could reduce its level of effectiveness.</p>	<p>One of the main values associated with Green Infrastructure is its multifunctionality, which has the capability to have value for mitigating and adapting to the impacts of climate change. In York, this is particularly important for the mitigation of flood risk on areas such as Micklegate Stray which also forms part of the Racecourse..</p> <p>The areas in York currently which are used as flood water storage have a multifunctional purpose and it would be important that that is maintained as a priority.</p> <p>Ensuring that functional GI is protected</p>

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
							is also important to ensure further benefits for climate change adaptation through minimising habitat fragmentation.	
8	Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARS and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	--	This would go against the NPPF and may cause significant harm to any GI which is of biodiversity value given that this would not protect openspace and therefore risk it being developed for other uses.	+	<p>The NPPF supports the protection of open space and Green Infrastructure. It states that: <i>“Local planning authorities should plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure”.</i></p> <p>Whilst this approach would cover the main issues or this objective, it is open to interpretation and therefore there is more potential for tensions to evolve in its application</p>	++	<p>Green Infrastructure is exceptionally important for biodiversity to support wildlife corridors and linking different spaces together.</p> <p>Including these areas within the protected GI would ensure that the areas with most value are protected.</p> <p>Potential conflicts may arise from too much multifunctionality within areas of biodiversity value.</p>
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	-	This would not protect areas recognised to have important land resources and could lead to increased development on greenfield land.	++	This would have a significantly positive impact on ensuring the best use of land by protecting the openspace and Green Infrastructure, which is important for ecosystem services.	++	This would have a significantly positive impact on ensuring the best use of land by protecting openspace and Green Infrastructure, which is important for ecosystem services. This is likely to be more significant using a local level policy by having a more detailed understanding of local circumstances in comparison to a more general approach as per option 2.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	This approach is likely to put at risk areas which may be of value or have a multifunctional purpose, particularly in relation to water storage and drainage. This is likely to have a negative effect in the long-term.	+	This would have a positive impact on understanding the value of York’s water assets, including the Rivers, and should enable protection and enhancement in the future. However, this approach lacks a local focus and therefore is open to interpretation which may cause tension over its application.	+	This would have a positive impact on understanding the value of York’s water assets, including the Rivers, and should enable the most protection and enhancement in the future.
11	Reduce waste generation and	<ul style="list-style-type: none"> Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link

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	increase level of reuse and recycling							
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. 	-	This would go against the NPPF approach and not protect important spaces which may buffer development which could cause negative impacts on air quality for residents.	+	<p>Green Infrastructure can make a positive contribution to improving air quality by being used as a buffer to roads and areas of high concentration of air pollutants.</p> <p>Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air.</p> <p>The protection of these resources therefore should have an overall positive impact. However, this approach lacks a local focus and therefore is open to interpretation which may cause tension over its application.</p>	+	<p>Green Infrastructure can make a positive contribution to improving air quality by being used as a buffer to roads and areas of high concentration of air pollutants.</p> <p>Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air.</p>
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	--	<p>This goes against the NPPF approach.</p> <p>This could potentially make important areas for flood mitigation at risk from development and could have potentially significant negative effect over the long-term..</p>	+	The NPPF fully supports minimising flood risk and maximising flood mitigation. Green infrastructure can play a key role in this and it is likely to have a positive impact over the long-term.	++	Green Infrastructure in York has an important role to play, particularly for the flood water storage. Protecting these sites as a priority would enable these to be maintained for maximum future value.
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. 	-	This is likely to have a negative impact on the character and setting of the city given that open space and GI form a significant and distinguishable attribute.	+	This approach is likely to have an indirect benefit through the protection of open space and green infrastructure	++	It is likely that this approach would offer the most protection for Green Infrastructure as it would be able to recognise its integral value as part of York's character and setting.

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15		<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	-	This is likely to have a negative impact on the character and setting of the city given that open space and GI form a significant and distinguishable attribute.	+	This approach is likely to have an indirect benefit through the protection of open space and green infrastructure	++	It is likely that this approach would offer the most protection for Green Infrastructure as it would be able to recognise its integral value as part of York's character and setting.
General		<p>Option 1 is likely to have significantly negative effects on the provision of open space and green infrastructure causing harm to social, environmental and economic objectives. It also goes against the NPPF.</p> <p>The NPPF approach is likely to have positive impacts on the provision of openspace and green infrastructure. The guidance should ensure that it is recognised for its ability to improve health and well-being and deliver connectivity. However, it lacks a local focus and therefore is open to interpretation which may cause tensions upon the application of it for policy.</p> <p>Option 3 is likely to provide the most long-term benefits for the provision of open space and green infrastructure. This would build upon the benefits of the NPPF approach but include a local perspective.</p>						
Preferred Approach		<p>Option 3: Provide local level policy to protect existing recreational openspace/green infrastructure</p> <ul style="list-style-type: none"> This option is likely to have positive social benefits by ensuring that spaces which have identified functions will be protected. This would have positive effects for health and well-being as well as connectivity and accessibility to the wider city. Green Infrastructure can have positive benefits for the economy by making the city an attractive place to live and work as well as invest. /Openspace. Green Infrastructure has a multitude of benefits for the environment and general protection of the ones with identified functions should have a positive impact on flood risk, climate change mitigation and adaptation, biodiversity and the overall character and setting of the city. 						
Recommendations		None						

17.4: New Open Space													
SA Objective			Option 1: Require all new developments to incorporate on-site Open space provision			Option 2: Require only major development (strategic sites >5ha) to incorporate on-site Open space provision		Option 3: Require all new development to contribute to off-site Open Space provision		Option 4: Require only major development (strategic sites >5ha) to contribute to off-site Open Space provision		Option 5: Require only sites <5ha to contribute off-site openspace provision	
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 	-	+	Whilst this should be significantly positive, it would not be practical or viable for all	+	Strategic sites would develop a significant amount of new housing and this approach would require	+	This approach is likely to allow more space or larger developable footprint for housing	+	Strategic sites would develop a significant amount of new housing and this approach would allow a larger developable	+	This would be the best option for small sites to ensure that facilities elsewhere are not over burdened by an

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		<p>needs of the population;</p> <ul style="list-style-type: none"> Deliver pitches required for Gypsies and Travellers and Showpeople. 		<p>sized development to contribute to openspace provision on site. Smaller sites would need to maximise their potential for housing and should encourage access to existing facilities. This approach is likely to undermine viability of by limiting the developable footprint which is likely to have significant impacts on the viability on development, particularly small sites.</p> <p>This has therefore been assessed as having both positive and negative effects.</p>	<p>openspace on site which may reduce the amount of housing to be delivered. This approach would enable smaller sites to be more viable however, securing development on a range of site sizes..</p> <p>In response to the large development, new openspace would be required to be delivered to ensure that people had access to recreation and leisure opportunities. Openspace delivery should be proportionate to the amount of population on the new sites and be a range of types to maximise the benefits for the resident population.</p>	<p>development on the sites. This is likely to have a positive benefit for this objective by allowing more housing on each of the identified housing sites..</p> <p>This would be the best option for small sites to ensure that facilities elsewhere are not over burdened by an increase in development or population. However, larger sites should plan in openspace to maximise accessibility. Locating this offsite may lead to other adverse social effects.</p>	<p>footprint and therefore more housing to be developed on these sites. This option would not necessarily respond to the openspace need generated by the development within accessible distances. This is likely to have negative impacts for local residents in the long-term. However, this is likely make housing development more viable and enable a lower density to be accomplished on site.</p>	<p>increase in development or population. It would enable the site footprint to be maximised for development. However, the site should still include areas of amenity space commensurate to the scale of development.</p> <p>However, this option would not respond to the openspace need generated by strategic development within accessible distances. This is likely to have negative impacts for local residents in the long-term.</p>				
2	Improve the	<ul style="list-style-type: none"> Avoid locating development where 	+	In order to	++	In order to	-	This would be the	+ -	Strategic sites	- +	In order to

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health and well-being of York's population	<ul style="list-style-type: none"> environmental circumstances could negatively impact on people's health; Improve access to openspace / multi-functional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	<p>maximise people's health and well-being, it is important to have access to areas for recreation and leisure. This approach would ensure that all development would have access to openspace on site which would be positive for this objective. The scale of provision and its accessibility would be commensurate with the positive impacts on this objective.</p>		<p>maximise people's health and well-being, it is important to have access to areas for recreation and leisure. Given that strategic sites would develop a significant amount of new housing., local open space would be required to ensure that people had access to recreation and leisure opportunities. This approach would allow openspace to respond to newly arising need on site. In order to maximise the benefits of this provision, open space delivery should be proportionate to the amount of population on the new sites and be a range of types. Further more, visual amenity</p>	<p>best option for small sites to ensure that facilities elsewhere are not over burdened by an increase in development or population.</p> <p>This approach would mean that suitable open space may not be locally accessible which would conflict with accessibility and equality objectives.</p> <p>However, open space may be directed to places which currently have deficiencies and could have a positive impact on existing residential areas.</p> <p>However, lack of visual amenity on site associated with greenspace, openness and vegetation could cause harm in the long-term for overall well-being.</p> <p>Larger sites should also plan</p>	<p>would develop a significant amount of new housing. This option would not necessarily respond to the need generated by the development within accessible distances. This is likely to have negative impacts for local residents in the long-term.</p> <p>However, openspace may be directed to places which currently have deficiencies and could have a positive impact on existing residential areas.</p> <p>However, lack of visual amenity as well as recreational space on larger sites could cause harm in the long-term for overall health and well-being.</p>	<p>maximise people's health and well-being, it is important to have access to areas for recreation and leisure. This approach would mean that suitable open space may not be locally accessible which would conflict with accessibility and equality objective or may put pressure on existing facilities.. In order to mitigate this, openspace should be provided commensurate to the scale of development or be located in an area where there is adequate local supply. However, the offsite contributions may have positive benefit for other locations around York where openspace could be targeted to have a positive health and well-being benefit.</p> <p>This option would not respond to the openspace need</p>

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	and deliver growth of a sustainable, low carbon and inclusive economy	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.		space in all development would make the city an attractive place to live and work due to visual amenity and ensuring the quality of urban space. However, limiting the developable footprint is likely to have significant impacts on the viability on development, particularly small sites.. This may have impacts on overall deliverability of housing sites which is the long-term, could impact upon the number of houses available for the growing workforce.		space in strategic sites development would form part of the overall green infrastructure/ public realm strategy and make the site an attractive place to live due to visual amenity and ensuring the quality of urban space as well as recreational opportunity. This should enhance the sites attractiveness on the market.		contributions are likely to improve the viability of development for small sites given that it would reduce the sites developable area and could undermine viability.. However, larger sites are likely to require public realm schemes to ensure a high quality environment. This approach may make this less visually attractive and desirable place to live having a negative impact on the market attractiveness of the scheme.		likely to require public realm schemes to ensure a high quality environment. This approach may make strategic sites less visually attractive and desirable places to live limiting the viability of the overall scheme.		maximise the viability of smaller sites to be developed. However, this may impact on visual amenity of sites which may affect their attractiveness. To mitigate this, the openspace should be provided commensurate to the level of development.
5	Help deliver equality and access to all	• Address existing imbalances of equality, deprivation and exclusion across the city; • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand;	+	This approach would ensure that all development would have access to	+	Strategic sites would develop a significant amount of new housing. In response to	+ -	This would be the best options for small sites to ensure that facilities elsewhere used	+ -	Strategic sites would develop a significant amount of new housing. This option would	+	This would be the best options for small sites to maximise the number of homes and development

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		<ul style="list-style-type: none"> Help reduce homelessness; Promote the safety and security for people and/or property. 		<p>openspace on site which would be positive for this objective. The scale of provision and its accessibility would be commensurate with the positive impacts on this objective.</p> <p>Furthermore, openspace can be used as strategic buffering to minimise impacts from air quality or noise. This would enable openspace to be used in this way</p>		<p>this, there would be new requirements for openspace to be delivered to ensure that people had access to recreation and leisure opportunities. This approach would allow openspace to respond to newly arising need on site. Openspace delivery should be proportionate to the amount of population on the new sites and be a range of types to maximise the benefits for the resident population.</p> <p>Not all types of openspace may be able to be delivered on site but the larger the site, the more combination of openspace that could be included. Where a</p>		<p>by an increase in development or population. However, this may put undue pressure on existing sites and would not let larger sites plan in openspace to maximise accessibility.</p> <p>This approach would not allow for openspace to be used strategically on sites to enhance well-being through mitigating noise and impacts from poor air quality.</p>		<p>not necessarily respond to the need generated by the development within accessible distances. However, openspace may be directed to places which currently have deficiencies and could have a positive impact on existing residential areas.</p> <p>On balance this is likely to have mixed positive and negative effects.</p>		<p>potential. It would allow targeting of openspace to places which currently have deficiencies and could have a positive impact on existing residential areas.</p> <p>It would be important that this approach encouraged provision on site commensurate to the level of development where possible to avoid deficiencies within close proximity.</p>

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					strategic site cannot contribute to all types, a contribution could be considered off-site to ensure maximum provision and accessibility in the city. This has the potential to have a significant effect depending on the specific policy wording and whether the scale of provision and its accessibility would be commensurate with the scale of development.				
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	++	<p>This would minimise the need for longer distance trips to openspace.</p> <p>The amount of openspace and the opportunities for recreation that it presents would be different</p>	+	<p>Strategic sites would develop a significant amount of new housing. In response to this, the development of on-site provision would be positive to minimise the need for longer</p>	<p>- +</p> <p>This approach would mean that access to suitable openspace may not be locally accessible which would conflict with accessibility and minimising trip generation.</p> <p>Furthermore, this may limit opportunities for</p>	<p>- +</p> <p>Strategic sites would develop a significant amount of new housing. This option would not necessarily respond to the need generated by the development within accessible distances. This is likely to have</p>	<p>+ -</p> <p>This approach would mean that access to suitable openspace may not be locally accessible which would conflict with accessibility and minimising trip generation.</p> <p>However, this approach may allow the contribution to</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
				depending on the size of site. However there is an opportunity to improve physical connections using green infrastructure. This could have positive implication for accessibility. The overall impact of this approach is assessed as likely to be significantly positive.	distance trips to openspace/ recreational opportunities. Furthermore, larger schemes offer the potential to incorporate Green Infrastructure strategies, which can diversify the range of physical connections to existing and new locations.		the site to contribute to the city-wide green infrastructure network reducing its potential for connectivity and alternative routes for travel. However, this approach may allow the contribution to be targeted to areas which have a more significant deficiency making a positive contribution to accessibility.		negative impacts accessibility and minimising trip generation. Furthermore, this may limit opportunities for the site to contribute to the city-wide green infrastructure network reducing its potential for connectivity and alternative routes for travel. However, this approach may allow the contribution to be targeted to areas which have a more significant deficiency making a positive contribution to accessibility.		be targeted to areas which have a more significant deficiency making a positive contribution to accessibility.	
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. 	+	Positive impacts for climate change would be gained through minimising trip generation and contributing to green infrastructure.	+	Positive impacts for climate change would be gained through minimising trip generation and contributing to green infrastructure.	- +	This approach would mean that access to suitable openspace may not be locally accessible which would conflict with accessibility and minimising trip generation. Furthermore, this	- +	Strategic sites would develop a significant amount of new housing. This option would not necessarily respond to the need generated by the development within accessible	- +	This approach would mean that access to suitable openspace may not be locally accessible which would conflict with accessibility and minimising trip generation. Furthermore, this

KEY	++	+	0	?	-	Very negative impact likely						
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						<p>may limit opportunities for the site to contribute to the city-wide green infrastructure network reducing its potential for connectivity and alternative routes for travel.</p> <p>However, this approach may allow the contribution to be targeted to areas which require mitigation in response to climate change such as flood mitigation.</p>	<p>distances. This is likely to have negative impacts accessibility and minimising trip generation.</p> <p>Furthermore, this may limit opportunities for the site to contribute to the city-wide green infrastructure network reducing its potential for connectivity and alternative routes for travel.</p> <p>However, this approach may allow the contribution to be targeted to areas which require mitigation in response to climate change such as flood mitigation.</p>	<p>may limit opportunities for the site to contribute to the city-wide green infrastructure network reducing its potential for connectivity and alternative routes for travel.</p> <p>However, this approach may allow the contribution to be targeted to areas which require mitigation in response to climate change such as flood mitigation.</p>				
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; 	++	Positive impacts to biodiversity would be gained through improving connectivity to green infrastructure	++	Positive impacts to biodiversity would be gained through improving connectivity to green		The amount of openspace provided should not impact on the delivery of openspace in general. However, this approach		The amount of openspace provided should not impact on the delivery of openspace in general. However, this approach		The amount of openspace provided should not impact on the delivery of openspace in general. However, this approach would reduce the

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	fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 		and improving wildlife corridors and making open space multifunctional.		infrastructure and improving wildlife corridors and making open space multifunctional		would reduce the capability of the developments to improve biodiversity on site and link with or enhance existing biodiversity corridors/connections to the natural environment. However, it may be able to contribute elsewhere in the city, depending on its location through its off site contribution..		would reduce the capability of the developments to improve biodiversity on site and link with or enhance existing biodiversity corridors/connections to the natural environment.. However, it may be able to contribute elsewhere in the city, depending on its location through its off site contribution.		capability of the developments to improve biodiversity on site and link with or enhance existing biodiversity corridors/connections to the natural environment.. However, it may be able to contribute elsewhere in the city, depending on its location through its off site contribution.
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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 		This approach would allow sites to make a contribution towards the provision of allotments within York, which are known to be in demand. It is likely that larger sites would be able to best incorporate in conjunction with other types of amenity space. Overall this would depend		Large sites are likely to be able to incorporate allotments within an overall openspace strategy in conjunction with other types of amenity space. Overall this would depend upon the designation of openspace type within the masterplan.		Offsite openspace contributions may include for allotments. This would depend upon the location of required openspace and where the openspace is directed to be located.		Offsite openspace contributions may include for allotments. This would depend upon the location of required openspace and where the openspace is directed to be located.		Offsite openspace contributions may include for allotments. This would depend upon the location of required openspace and where the openspace is directed to be located.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		Very negative impact likely		Positive or negative impact depending on how it is implemented			
				upon the designation of openspace type within the masterplan.								
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
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. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
12	Improve air quality	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	+	<p>Green Infrastructure can make a positive contribution to improving air quality by being used as a buffer to roads and areas of high concentration of air pollutants.</p> <p>Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air.</p> <p>This approach would enable this to be</p>	+	<p>The impacts on this approach would be similar to option 1 for strategic sites. However, smaller sites would not have the benefit of this on site which may give rise to potential conflicts should this not be taken into consideration during the initial location assessment.</p>	+ -	<p>Locating openspace offsite may lead to tensions between development location and mitigating air quality on all sites. However it could be targeted in other locations within the city where is could be positively used to gain the benefits as per option1 and 2.</p>	+ -	<p>Locating openspace offsite may lead to tensions between development location and mitigating air quality on all sites. However it could be targeted in other locations within the city where is could be positively used to gain the benefits as per option1 and 2.</p>	+ -	<p>Locating openspace offsite may lead to tensions between development location and mitigating air quality on all sites. However it could be targeted in other locations within the city where is could be positively used to gain the benefits as per option1 and 2.</p>

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented					
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely						
				strategically on site to help mitigate any adverse impacts.								
1 3	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). 	I +	Incorporation of openspace could have a positive effect on flood mitigation by allowing areas to either be flooded or for maintaining drainage capacity.	I +	Incorporation of openspace could have a positive effect on flood mitigation by allowing areas to either be flooded or for maintaining drainage capacity.	+ -	Reducing openspace could put pressure on mitigating flood risk on site, particularly on surface water drainage. Due to this, further investment may be required on site and this could impact on viability. Contributions may help to target this to areas of higher risk however, which may be beneficial for other parts of the local authority.	+ -	Reducing openspace could put pressure on mitigating flood risk on site, particularly on surface water drainage. Due to this, further investment on site may be required and this could impact on viability. Contributions may help to target this to areas of higher risk however, which may be beneficial for other parts of the local authority..	+ -	Reducing openspace could put pressure on mitigating flood risk on site, particularly on surface water drainage. Due to this, further investment on site may be required and this could impact on viability. The onsite contributions may help to target this to areas of higher risk however, which may be beneficial for other parts of the local authority.
1 4	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	++	Openspace is a key characteristic of York. Incorporating openspace on sites is therefore likely to be positive on the overall character and setting of the	+	Openspace is a key characteristic of York. Incorporating openspace on sites is therefore likely to be positive on the overall character and setting of the	- I	Openspace is a key characteristic of York. Not incorporating this on all sites may conflict with the principle characteristics of the city such as its massing, urban structure and landscape.	- I	Openspace is a key characteristic of York. Not incorporating this on strategic sites may conflict with the principle characteristics of the city such as its massing,	- I	Openspace is a key characteristic of York. Not incorporating this on strategic sites may conflict with the principle characteristics of the city such as its massing, urban structure and

KEY	++	+	0	?	-	+	+					
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
				city.		city. There is a risk from small development not incorporating openspace that this may negatively impact on the setting and context of the development.		The severity of this impact is likely to depend on the location and size of development as well as masterplanning		urban structure and landscape. This is likely to have a detrimental impact on the character and setting of the new development in relation to other areas of the city which have built-in amenity and green space.. The severity of this impact is likely to depend on the location and size of development as well as masterplanning		landscape. This is likely to have a detrimental impact on the character and setting of the new development in relation to other areas of the city which have built-in amenity and green space.. The severity of this impact is likely to depend on the location and size of development as well as masterplanning
1 5	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve 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. 	++	Openspace is a key characteristic of York. Incorporating openspace on sites is therefore likely to be positive on the overall character and setting of the city.	+	Openspace is a key characteristic of York. Incorporating openspace on sites is therefore likely to be positive on the overall character and setting of the city. There is a risk from small development not incorporating	-	Openspace is a key characteristic of York. Not incorporating this on all sites may conflict with the principle characteristics of the city such as its massing, urban structure and landscape. The severity of this impact is likely to depend on the location	-	Openspace is a key characteristic of York. Not incorporating this on strategic sites would conflict with the principle characteristics of the city such as its massing, urban structure and landscape. This would have a detrimental impact on the	-	Openspace is a key characteristic of York. Not incorporating this on strategic sites would conflict with the principle characteristics of the city such as its massing, urban structure and landscape. This would have a detrimental impact on the character and setting of the new development

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
				openspace that this may negatively impact on the built landscape in relation to what is identified as key characteristics within the heritage topic paper in relation to landscape.		and size of development as well as masterplanning	character and setting of the new development in relation to other areas of the city which have built-in amenity and green space.. The severity of this impact is likely to depend on the location and size of development as well as masterplanning	in relation to other areas of the city which have built-in amenity and green space.. The severity of this impact is likely to depend on the location and size of development as well as masterplanning
General	<p>Option 1 is likely to have positive environmental effects through the delivery of a network of openspace on all development. This is also likely to have positive social effects by maximising accessibility but in contrast, negative effects on the overall practical development and viability of the site.</p> <p>Option 2 would include openspace on all strategic sites. Similarly to option 1, this is likely to have positive environmental effects through the delivery of a network of openspace on all development. This is also likely to have positive social effects by maximising accessibility on the new development ensuring no undue pressure on existing sites. It is acknowledged that not all types of openspace may be able to be delivered on site but the larger the site, the more combination of openspace that could be included. Where a strategic site cannot contribute to all types, a contribution could be considered off-site to ensure maximum provision and accessibility in the city.</p> <p>Options 3,4 and 5 are likely to experience an increase in development viability , particularly for option 3 and 5 on smaller schemes. However, this could have impacts on accessibility if the openspace is not provided in a required distance and may put pressure on existing openspace locations. Furthermore, these options could have negative effects on the character and setting of the any new development by not reflecting the existing urban landscape or massing in relation to buildings and spaces as per the principle heritage characteristics unique to the city. These options may be able to target openspace however, to areas which are deficient should the site have access to an existing site.</p>							
Preferred Approach	<p>Combined approach:</p> <p>Option 2: Require only major development (strategic sites >5ha) to incorporate on-site Open space provision</p> <ul style="list-style-type: none"> Option 5: Option 5: Require only sites <5ha to contribute off-site openspace provision.This is likely to have long-term positive benefits for peoples' health through the incorporation of accessible openspace on site on strategic sites and enable targeting of openspace offsite using contributions from sites <5ha.. It also has the potential to contribute to an overall Green Infrastructure scheme with a multifunctional purpose. In order to maximise these benefits, the openspace provision should be commensurate to the site size and 							

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<p>the population of the site who will inhabit it. Amenity space on site should also be incorporated as far as possible on sites <5ha to ensure visual amenity.</p> <ul style="list-style-type: none"> The viability of a scheme over 5ha is likely to be more attractive through the incorporation of openspace even though it reduces the overall developable area. This approach would allow the maximum developable footprint of smaller sites to be developed also helping to maximise site viability and deliverability. Openspace should contribute towards an overall high quality environment which is an attractive place to live. This option is likely to make a long-term positive contribution to environmental objectives as it could help improve accessibility helping to minimise trip generation, potentially via integrated green infrastructure. It should also enable improvements to biodiversity and wildlife corridors around the city as well as enabling the development to reflect existing key landscape characteristics. 						
Recommendations	<ul style="list-style-type: none"> In order to maximise these benefits, the openspace provision onsite /offsite contributions should be commensurate to the site size and the population who will inhabit it. Where a strategic site cannot contribute to all types, a contribution could be considered off-site to ensure maximum provision and accessibility in the city; Sites <5ha should include amenity space to enable visual amenity as well as for environmental gain, such as for mitigating surface flooding or SUDs. Openspace should be provided on these sites for recreational benefit where viable. 						

SECTION 18: GREEN BELT

			18.1: Approach To Development In the Green Belt		18.2: Approach to Exceptions Sites in the Green Belt							
SA Objective			Option 1: Rely on the National Planning Policy Framework to guide development in the Green Belt	Option 2 Provide local policy to guide new development or building reuse in the Green Belt	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	Option 3 Provide local criteria for infill/exception sites in the Green Belt					
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 	?	The overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment. The NPPF states	?	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances	-	Not permitting exception sites for affordable housing in the Green Belt would have a negative impact on this objective, as small-scale housing development to meet local need in Green	+	Removing existing settlements from the Green Belt to enable infill/exception sites would have a positive effect on this objective since there would be no Green Belt	+	It is assumed that local criteria would permit infill/exception sites for housing development that meets local need providing the overall purpose of York's Green Belt to

KEY		++	+	0	?	-	Very negative impact likely								
		Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented							
		and Travellers and Showpeople.		that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, including limited affordable housing provision. This could reduce opportunities for small-scale housing development to meet local need and would therefore have uncertain impacts on this objective.		under which it would be permitted. Depending on implementation, this could further restrict or enable small-scale housing development to meet local need. It would therefore have uncertain impacts on this objective.		Belt locations would be restricted.		restriction to small-scale housing development to meet local need.		preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling suitable small-scale housing development that meets local need to be permitted.			
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. 	+	?	Preventing inappropriate development in the Green Belt has a positive effect since the countryside is a recreational resource and continued access to it will contribute to the well-being of residents, very special circumstances also apply to outdoor sports facilities. However, it could reduce opportunities for	+	?	It is assumed a local policy 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. This has a positive effect since the countryside is a recreational resource and continued access to it will contribute to the well-being of	+	Not permitting exception sites for affordable housing would help to protect openspace that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment. This has a positive effect since the countryside is a recreational resource and continued access to it will contribute to the well-being of residents.	-	+	Removing existing settlements from the Green Belt to enable infill/exception sites could have a negative effect since access to formal or informal openspace within the settlements could be compromised. It would however allow appropriate health development associated with The Retreat/Stockton Hall Hospital to be permitted which could have a positive effect.	+	It is assumed that local criteria would not permit infill/exception sites on openspace that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment. This has a positive effect since the countryside is a recreational resource and continued access to it will contribute to the well-being of residents. It would however allow appropriate health

KEY	++	+	0	?	-	Very negative impact likely						
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				health development associated with The Retreat/Stockton Hall Hospital and would therefore have uncertain impacts on this objective.		residents. However, depending on implementation this could further restrict or enable opportunities for health development associated with The Retreat/Stockton Hall Hospital and would therefore have uncertain impacts on this objective.				development associated with The Retreat/Stockton Hall Hospital to be permitted.		
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. 	?	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. This could reduce opportunities for education development associated with Askham Bryan College/College of Law and would therefore have uncertain impacts on this objective.	?	It is assumed a local policy 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. Depending on implementation, this could further restrict or enable education development associated with Askham Bryan College/College of Law. It would therefore have uncertain impacts on this objective.	0	No significant effect/clear link	+	Removing existing settlements from the Green Belt to enable infill/exception sites would allow appropriate education development associated with Askham Bryan College/College of Law and therefore have a positive effect.	+	It is assumed that local criteria would allow appropriate education development associated with Askham Bryan College/College of Law to be permitted and therefore have a positive effect.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely					Positive or negative impact depending on how it is implemented		
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. 	?	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. This could reduce opportunities for small-scale employment development to meet local need and would therefore have uncertain impacts on this objective.	?	It is assumed a local policy 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. Depending on implementation, this could further restrict or enable small-scale employment development to meet local need. It would therefore have uncertain impacts on this objective.	0	No significant effect/clear link	+	Removing existing settlements from the Green Belt to enable infill/exception sites would have a positive effect on this objective since there would be no Green Belt restriction to small-scale employment development to meet local need.	+	It is assumed that local criteria would permit infill/exception sites for employment development that meets local need providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling suitable small-scale employment development that meets local need to be permitted.
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. 	?	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. This could reduce opportunities for housing or services/facilities development to meet local need and	?	It is assumed a local policy 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. Depending on implementation,	-	Not permitting exception sites for affordable housing in the Green Belt would have a negative impact on this objective, as affordable housing development to meet local need in Green Belt locations would be restricted.	+	Removing existing settlements from the Green Belt to enable infill/exception sites would have a positive effect on this objective since there would be no Green Belt restriction to housing or services/facilities development to meet local need.	+	It is assumed that local criteria would permit infill/exception sites for affordable housing or services/facilities development that meets local need providing the overall purpose of York's Green Belt to preserve the setting and special character of York,

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented					
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely						
				would therefore have uncertain impacts on this objective.		this could further restrict or enable housing or services/facilities development to meet local need. It would therefore have uncertain impacts on this objective.						whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling housing or services/facilities development that meets local need to be permitted.
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. 	?	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, including local transport infrastructure. It could however reduce opportunities for accessible development to meet local need and would therefore have uncertain impacts on this objective.	?	It is assumed a local policy 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. Depending on implementation, this could further restrict or enable accessible development to meet local need. It would therefore have uncertain impacts on this objective.	0	No significant effect/clear link	+	Removing existing settlements from the Green Belt to enable infill/exception sites would have a positive effect on this objective since there would be no Green Belt restriction to enabling accessible development to meet local need.	+	It is assumed that local criteria would permit infill/exception sites for development that meets local need providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling accessible development that meets local need to be permitted.
7	To minimise greenhouse gases that cause climate change and	<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; 	0	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt	?	It is assumed a local policy would seek to restrict inappropriate development in	0	No significant effect/clear link	+	Removing existing settlements from the Green Belt to enable infill/exception sites	+	It is assumed that local criteria would permit renewable energy development

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
	deliver a managed response to its effects	<ul style="list-style-type: none"> Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 		and should not be approved except in very special circumstances. Since this includes the wider environmental benefits of renewable energy development relying on the NPPF will have no significant effect on this objective.		the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted. Depending on implementation, this could further restrict or enable renewable energy development. It would therefore have uncertain impacts on this objective.		would have a positive effect on this objective since there would be no Green Belt restriction to renewable energy related development.		providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling such development to be permitted.		
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. 	+	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Preventing inappropriate development in the Green Belt has a positive effect since green infrastructure will be protected.	+	It is assumed a local policy 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. This has a positive effect since green infrastructure will be protected.	+	Not permitting exception sites for affordable housing would help to protect green infrastructure and so has a positive effect on this objective.	-	Removing existing settlements from the Green Belt to enable infill/exception sites could have a negative effect since green infrastructure that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment but is located within the settlements could be compromised.	+	It is assumed that local criteria would not permit infill/exception sites on green infrastructure that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment.
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; 	+	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special	? +	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on	+	Not permitting exception sites for affordable housing would help to protect agricultural land and allotments and so has a positive effect on this objective.	-	Removing existing settlements from the Green Belt to enable infill/exception sites could have a negative effect since agricultural land or	+	It is assumed that local criteria would not permit infill/exception sites on agricultural land or allotments that contribute to the purpose of the

KEY	++	+	0	?	-	---						
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		<ul style="list-style-type: none"> Safeguard mineral resources and encourage their efficient use. 		<p>circumstances. Since this includes reuse of previously developed land relying on the NPPF will have no significant effect. Preventing inappropriate development in the Green Belt has a positive effect since agricultural land will be protected.</p>		<p>those very special circumstances under which it would be permitted. Depending on implementation, this could further restrict or enable the reuse of previously developed land. It would therefore have uncertain impacts on this objective. Preventing inappropriate development in the Green Belt has a positive effect since agricultural land will be protected</p>		<p>allotments that contribute to the purpose of the Green Belt to safeguard the countryside from encroachment but are located within the settlements could be compromised.</p>		<p>Green Belt to safeguard the countryside from encroachment.</p>		
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	<p>The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Since this includes engineering operations and waste related development relying on the NPPF will have no significant effect on this objective.</p>	?	<p>It is assumed a local policy 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. Depending on implementation, this could further restrict</p>	0	No significant effect/clear link	+	<p>Removing existing settlements from the Green Belt to enable infill/exception sites would have a positive effect on this objective since there would be no Green Belt restriction to water treatment works or sewage treatment works related development.</p>	+	<p>It is assumed that local criteria would permit infill/exception sites for York Sewage Treatment Works and Elvington Water Treatment Works providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
					or enable development associated with water treatment works or sewage treatment works. It would therefore have uncertain impacts on this objective.						not compromised. This would have a positive effect on this objective by enabling such development to be permitted.	
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. 	0	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Since this includes waste related development relying on the NPPF will have no significant effect on this objective.	?	It is assumed a local policy 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. Depending on implementation, this could further restrict or enable waste related development. It would therefore have uncertain impacts on this objective.	0	No significant effect/clear link	+	Removing existing settlements from the Green Belt to enable infill/exception sites would have a positive effect on this objective since there would be no Green Belt restriction to waste related development.	+	It is assumed that local criteria would permit infill/exception sites for waste related development providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling such development to be permitted.
12	Improve air quality	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; 	0	The NPPF states that inappropriate	?	It is assumed a local policy	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

		<ul style="list-style-type: none"> 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. 		development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Since this includes local transport infrastructure relying on the NPPF will have no significant effect on this objective.		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. Depending on implementation, this could further restrict or enable local transport infrastructure development. It would therefore have uncertain impacts on this objective.						
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
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 	+	The overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment. The NPPF states	++	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very	++	Not permitting exception sites for affordable housing would help to preserve the setting and special character of York and so has a very positive effect on this objective.	---	Removing existing settlements from the Green Belt to enable infill/exception sites could have a very negative effect since land that contributes to the purpose of the	+	It is assumed that local criteria would not permit infill/exception sites on land that contributes to the purpose of the Green Belt to preserve the setting and special

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented					
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely						
		Characteristics of the City as identified in the Heritage Topic Paper.		that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Relying on NPPF policy will therefore have a positive effect.	++	special circumstances under which it would be permitted with specific reference to preserving the setting and special character of York. Providing a local policy would therefore have a very positive effect.				Green Belt to preserve the setting and special character of York but is located within the settlements could be compromised.	+	character of York. Providing a local policy would therefore have a positive effect.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value • Conserve 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. 	+	The overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Relying on NPPF policy will therefore have a positive effect.	++	It is assumed a local policy 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. Providing a local policy would therefore have	++	Not permitting exception sites for affordable housing would help to preserve the setting and special character of York and so has a very positive effect on this objective.	-	Removing existing settlements from the Green Belt to enable infill/exception sites could have a negative effect since land that contributes to the purpose of the Green Belt to preserve the setting and special character of York but is located within the settlements could be compromised.	+	It is assumed that local criteria would not permit infill/exception sites on land that contributes to the purpose of the Green Belt to preserve the setting and special character of York. Providing a local policy would therefore have a positive effect.

KEY	++	+	0	?	-	--	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

			a very positive effect.			
General	<p>APPROACH TO DEVELOPMENT IN THE GREEN BELT</p> <p>For both alternatives there are positive effects related to protecting access to the countryside and green infrastructure from inappropriate development. However, there are also uncertainties in relation to the social and economic objectives, which is due to the tensions between needing to provide enough new land for housing and employment development to meet local need whilst protecting the Green Belt. For the local policy option, depending on how this is implemented, it could further restrict or enable development related to water, waste and renewable energy that may need to be located within the Green Belt. It would also provide greater clarity with respect to when very special circumstances exist to permit development, resulting in a very positive effect on the historic environment.</p> <p>APPROACH TO EXCEPTION SITES IN THE GREEN BELT</p> <p>The option of not permitting exception sites for affordable housing the Green Belt would have a negative impact on the housing and equality objectives since affordable housing development to meet local need would be restricted. However, there are positive effects related to protecting access to the countryside and green infrastructure from development and very positive effects in relation to preserving the setting and special character of York.</p> <p>Removing existing settlements from the Green Belt to enable infill/exception sites or providing local criteria to guide infill/exception sites will have a positive effect on the social and economic objectives by enabling development to meet local need whilst still protecting the Green Belt. It would also enable development related to water and waste that may need to be located within the Green Belt. However, the option of removing settlements that fall within the Green Belt could have a negative effect since openspace, green infrastructure, allotments or agricultural land that fall within the settlement boundaries could be compromised. Given the role of the Green Belt to preserve the setting and special character of York removing the settlements from the Green Belt could result in a very negative effect on its historic environment. A local policy would result in a positive effect in respect of all relevant environmental objectives.</p>					
Preferred Approach	<p>APPROACH TO DEVELOPMENT IN THE GREEN BELT</p> <p>It is assumed a local policy 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. Providing a local policy would therefore have a positive effect on the environmental objectives including a very positive effect on the historic environment. Implementation of this policy could further restrict or enable housing and employment development to meet local need or development related to water, waste and renewable energy resulting in uncertain impacts on the economic and social objectives.</p> <p>APPROACH TO EXCEPTION SITES IN THE GREEN BELT</p> <p>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 providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would result in a positive effect in respect of all relevant economic, social and environmental objectives.</p>					
Recommendations	<p>Since no adverse impacts were identified in respect of the preferred option, no mitigation is required. However, to address uncertainties and ensure positive effects are fully realised careful consideration should be given to policy wording in respect of balancing the need for housing and employment development to meet local need or development related to water, waste and renewable energy against the need to protect the role of the Green Belt.</p>					

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

18.3: Approach to Major Developed Sites in the Green Belt

SA Objective			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 3: Provide local criteria for major developed sites in the Green Belt	Option 4: Require the minimum built threshold for major developed sites to be less than 3000 sq. m				
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. 	-	Not permitting any major developed sites in the Green Belt would have a negative impact on this objective, as it could reduce opportunities for delivering community facilities to meet the needs of the population.	+	Removing existing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no Green Belt restriction to delivering community facilities on them and housing to meet local needs could potentially also be accommodated.	+	It is assumed that local criteria would permit infill providing the overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect by enabling development of community facilities that meet local needs to be permitted.	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.

KEY	+		0	?	-	-		+	?			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented				
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. 	+	-	Not permitting major developed sites would help to protect openspace that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment. This has a positive effect since the countryside is a recreational resource and continued access to it will contribute to the well-being of residents. However, this would restrict opportunities for health development associated with The Retreat/Stockton Hall Hospital, which would have a negative effect.	-	+	Removing existing major developed sites from the Green Belt to enable infill could have a negative effect since access to formal or informal openspace within these areas (e.g. York Racecourse) could be compromised. It would however allow appropriate health development associated with The Retreat/Stockton Hall Hospital or recreational related development to be permitted which could have a positive effect.	+	It is assumed that local criteria would not permit infill on openspace within major developed sites that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment. This has a positive effect since the countryside is a recreational resource and continued access to it will contribute to the well-being of residents. It would also allow appropriate health development associated with The Retreat/Stockton Hall Hospital or recreational related development to be permitted.	?	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive/negative benefit.
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. 	-	-	This could reduce opportunities for education development associated with Askham Bryan College/College of Law and would therefore have a negative effect on this objective.	+	+	Removing existing major developed sites from the Green Belt to enable infill would allow appropriate education development associated with Askham Bryan College/College of Law and therefore have a positive effect.	+	It is assumed that local criteria would allow appropriate education development associated with the Askham Bryan College/College of Law to be permitted and therefore have a positive effect.	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit
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; 	-	-	This could reduce opportunities for small-scale employment development to meet local need and would therefore have uncertain impacts on this objective.	+	+	Removing existing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no Green Belt restriction to employment development within them.	+	It is assumed that local criteria would permit infill providing the overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely				
		<ul style="list-style-type: none"> Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 					encroachment is not compromised. This would have a positive effect by enabling suitable employment development to be permitted.			
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. 	-	Not permitting any major developed sites in the Green Belt would have a negative impact on this objective, as it could reduce opportunities for delivering community facilities to meet the needs of the population.	+	Removing existing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no Green Belt restriction to delivering community facilities on them and housing to meet local needs could potentially also be accommodated.	+	It is assumed that local criteria would permit infill providing the overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect by enabling development of community facilities that meet local needs to be permitted.	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.
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. 	-	Not permitting any major developed sites in the Green Belt could reduce opportunities for accessible development to meet local need and would therefore have a negative effect on this objective.	+	Removing existing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no Green Belt restriction to enabling accessible development to meet local need or providing transport related infrastructure.	+	It is assumed that local criteria would permit infill providing the overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect by enabling accessible development to meet local needs to be permitted.	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.
7	To minimise greenhouse gases that cause climate change and deliver a	<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 	0	Since the NPPF allows for renewable energy development in the Green Belt under certain circumstances not permitting major	+	Removing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no	+	It is assumed that local criteria would permit renewable energy development providing the overall purpose of York's Green Belt is to preserve the	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely				
	managed response to its effects	<ul style="list-style-type: none"> 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. 		developed sites will have no significant effect on this objective.		Green Belt restriction to renewable energy related development.		setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling such development to be permitted.		
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. 	+	Not permitting major developed sites would help to protect green infrastructure and so has a positive effect on this objective.	-	Removing existing major developed sites from the Green Belt to enable infill could have a negative effect since green infrastructure that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment but is located within them could be compromised.	+	It is assumed that local criteria would not permit infill on green infrastructure within major developed sites that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment.	?	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive/negative benefit.
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. 	+	Not permitting major developed sites could help to protect agricultural land and allotments and so has a positive effect on this objective.	-	Removing existing major developed sites from the Green Belt to enable infill could have a negative effect since agricultural land or allotments that contribute to the purpose of the Green Belt to safeguard the countryside from encroachment but are located within them could be compromised.	+	It is assumed that local criteria would not permit infill on agricultural land or allotments within major developed sites that contribute to the purpose of the Green Belt to safeguard the countryside from encroachment.	?	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive/negative benefit.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	Since the NPPF allows for engineering operations (assumed to include water and waste developments) in the Green Belt not	+	Removing existing major developed sites from the Green Belt to enable infill (including York Sewage Treatment Works and Elvington Water	+	It is assumed that local criteria would permit infill at York Sewage Treatment Works and Elvington Water Treatment Works providing the overall purpose of	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				permitting major developed sites will have no significant effect on this objective.		Treatment Works) would have a positive effect on this objective since there would be no Green Belt restriction to water treatment works or sewage treatment works related development.		York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling such development to be permitted.		
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. 	0	Since the NPPF allows for engineering operations (assumed to include waste developments) in the Green Belt not permitting major developed sites will have no significant effect on this objective.	+	Removing existing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no Green Belt restriction to waste related development within their boundaries.	+	It is assumed that local criteria would permit infill providing the overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling waste related development to be permitted.	+	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.
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 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

		could result in negative impacts on the health of future occupants/users; <ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 								
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
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. 	++	Not permitting major developed sites would help to preserve the setting and special character of York and so has a very positive effect on this objective.	--	Removing major developed sites from the Green Belt to enable infill could have a very negative effect since land that contributes to the purpose of the Green Belt to preserve the setting and special character of York but is located within them could be compromised.	+	It is assumed that local criteria would not permit infill on land within major developed sites that contributes to the purpose of the Green Belt to preserve the setting and special character of York. Providing a local policy would therefore have a positive effect.	?	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive/negative benefit.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	++	Not permitting major developed sites would help to preserve the setting and special character of York and so has a very positive effect on this objective.	-	Removing major developed sites from the Green Belt to enable infill could have a negative effect since land that contributes to the purpose of the Green Belt to preserve the setting and special character of York but is located within them could be compromised.	+	It is assumed that local criteria would not permit infill on land within major developed sites that contributes to the purpose of the Green Belt to preserve the setting and special character of York. Providing a local policy would therefore have a positive effect.	?	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive/negative benefit.
General			<p>The option of not permitting major developed sites in the Green Belt would have a negative impact on the economic and social objectives since development to meet the needs of the population would be restricted. However, there are positive effects related to protecting access to the countryside and green infrastructure from development and very positive effects in relation to preserving the setting and special character of York.</p> <p>Removing exiting major developed sites from the Green Belt to enable infill or providing local criteria to guide infill of such sites will have a positive</p>							

KEY	++	+	0	?	-	--	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

	<p>effect on the social and economic objectives by enabling development to meet local need whilst still protecting the Green Belt. It would also enable development related to water and waste infrastructure that may need to be located within the Green Belt. However, the option of removing existing major development sites that fall within the Green Belt could have a negative effect since openspace, green infrastructure, allotments or agricultural land that fall within the boundaries of these sites could be compromised. Given the role of the Green Belt to preserve the setting and special character of York removing the existing major developed sites from the Green Belt could result in a very negative effect on its historic environment. A local policy would result in a positive effect in respect of all relevant environmental objectives.</p> <p>The option related to the minimum built threshold for major developed sites will not influence the type of development permitted. However, a threshold of less than 3000 sq m would mean more sites could be considered as "major developed sites" which would increase the positive social and economic effects predicted for Options 2 and 3 but also the negative environmental effects since more land would be at risk of inappropriate development.</p>
Preferred Approach	It is assumed that local criteria would permit infill on land within major developed sites providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would result in a positive effect in respect of all relevant economic, social and environmental objectives.
Recommendations	Since no adverse impacts were identified in respect of the preferred option, no mitigation is required. However, to address uncertainties and ensure positive effects are fully realised careful consideration should be given to policy wording in respect of balancing the need for development on existing major developed sites against the need to protect the role of the Green Belt.

SECTION 19: FLOOD RISK MANAGEMENT

19.1: Approach to new development

SA Objective			Option 1: Restrict all new development in the flood plain	Option 2: Restrict all new development on Greenfield sites in the floodplain	Option 3: Rely on NPPF to guide development in the floodplain	Option 4 Provide local policy to guide development in the flood plain				
1	To meet the diverse housing needs of the population in a	<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; 	?	This option could potentially reduce the amount of land available for development for housing, which would mean that impacts on this objective are	?	Restricting all new development on Greenfield sites in the floodplain would reduce the amount of land available for new housing and would therefore have	?	The NPPF seeks to locate all new development away from areas at highest risk of flooding. This could potentially reduce the amount of land available for housing, which would	?	It is assumed that a local policy would seek to restrict development in the floodplain, which could reduce the amount of land available for new housing. Impacts on this

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely				
	sustainable way.	<ul style="list-style-type: none"> Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 		uncertain.		uncertain impacts this objective.		therefore have uncertain impacts on this objective.		objective are therefore uncertain.
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. 	+	There would be positive impacts on this objective since it would prevent development in the floodplain and ensure that human health was not adversely impacted by flooding.	+	There would be positive impacts on this objective since it would prevent development on Greenfield sites in the floodplain and ensure that human health was not adversely impacted by flooding.	+	There would be positive impacts on this objective since it would prevent development in the floodplain and ensure that human health was not adversely impacted by flooding.	+	It is assumed that a local policy would seek to restrict development in the floodplain, which would impact positively on human health since it would reduce the risk of health problems from flooding.
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. 	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link
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. 	?	This option could potentially reduce the amount of land available for economic development, which would mean that impacts on this objective are uncertain, as it could restrict growth.	?	This option could potentially reduce the amount of land available for economic development, which would mean that impacts on this objective are uncertain, as it could restrict growth.	?	The NPPF seeks to locate all new development away from areas at highest risk of flooding. This could potentially reduce the amount of land available for economic development, which would therefore have uncertain impacts on this objective, as it could restrict growth.	?	It is assumed that a local policy would seek to restrict development in the floodplain, which could reduce the amount of land available for economic development, as it could restrict growth. Impacts on this objective are therefore uncertain.
5	Help deliver equality and access	<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; 	+	Restricting development in the floodplain would promote safety and security for people and	+	Restricting development in the floodplain would promote safety and security for people and or	+	The NPPF seeks to locate all new development away from areas at highest risk of flooding. Such an	+	It is assumed that a local policy would seek to restrict development in the floodplain, which

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	to all	<ul style="list-style-type: none"> Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 		or property through mitigating the adverse consequences of flooding. This would have a positive and permanent long term impact.		property through mitigating the adverse consequences of flooding. This would have a positive and permanent long term impact		approach would promote safety and security for people and property through mitigating the adverse consequences of flooding. This would have a positive and permanent long term impact		would promote safety and security for people and or property through mitigating the adverse consequences of flooding. This would have a positive and permanent long term impact
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link
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. 	+	Since an increased risk of flooding can be one of the adverse consequences from climate change, preventing development in the floodplain would help to manage a response to this and have a positive and permanent long term impact on this objective.	+	Since an increased risk of flooding can be one of the adverse consequences from climate change, preventing development on Greenfield land in the floodplain would help to manage a response to this and have a positive and permanent long term impact on this objective.	+	Since an increased risk of flooding can be one of the adverse consequences from climate change, and that NPPF seeks to locate development away from areas of high risk of flooding, this option would have positive and permanent long term impacts on managing the adverse impacts of climate change.	+	It is assumed that a local level policy would seek to restrict development in the floodplain. Since an increased risk of flooding can be one of the adverse consequences from climate change, this option would have positive and permanent long term impacts on managing the adverse impacts of climate change.
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected	<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 	+	Restricting development on land in the floodplain would prevent this land from being developed, which would help to conserve the natural environment on these sites and have a permanent and positive long term impact on this objective.	+	Restricting development on Greenfield land in the floodplain would prevent Greenfield land from being developed, which would help to conserve the natural environment on these sites and have a permanent and positive long term impact on this objective.	+	The NPPF seeks to locate all new development away from areas at highest risk of flooding. Such an approach would help to conserve the natural environment on this land and have a permanent and positive long term impact on this objective.	+	It is assumed that a local level policy would seek to restrict development in the floodplain. Such an approach would help to conserve the natural environment on this land and have a permanent and positive long term impact on this objective.

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	natural environment	access the natural environment.								
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	+	Restricting development on land in the floodplain would prevent Greenfield land from being developed. This would help to protect some agricultural land from development and safeguard other land such as allotments, which may be in the floodplain, from development. This would have permanent and positive long term impacts on this objective.	+	Restricting development on Greenfield land in the floodplain would prevent Greenfield land from being developed. This would help to protect some agricultural land from development and safeguard other land such as allotments, which may be in the floodplain, from development. This would have permanent and positive long term impacts on this objective.	+	The NPPF seeks to locate all new development away from areas at highest risk of flooding. Such an approach would help to protect some agricultural land from development and safeguard other land such as allotments, which may be in the floodplain, from development. This would have permanent and positive long term impacts on this objective.	+	It is assumed that a local level policy would seek to restrict development in the floodplain. Such an approach would help to protect some agricultural land from development and safeguard other land such as allotments, which may be in the floodplain, from development. This would have permanent and positive long term impacts on this objective.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link
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. 	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link
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; 	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link	0	No significant impact/clear link

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely				
		<ul style="list-style-type: none"> Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 								
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). 	++	Preventing development in the floodplain would directly mirror this objective and therefore have very positive and permanent long term impacts.	++	Preventing development on Greenfield land in the floodplain would directly mirror this objective and therefore have very positive and permanent long term impacts.	++	The NPPF seeks to locate all new development away from areas at highest risk of flooding. Such an approach would directly mirror and objective and therefore have very positive and permanent long term impacts.	++	It is assumed that a local level policy would seek to restrict development in the floodplain. Such an approach would directly mirror this objective and therefore have very positive and permanent long term impacts.
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. 	+	Preventing development in the floodplain would help to protect York's historic environment by ensuring that development in the floodplain did not increase the risks of flooding elsewhere. This would have a permanent and positive long term impact on this objective.	+	Preventing development on Greenfield land in the floodplain would help to protect York's historic environment by ensuring that development in the floodplain did not increase the risks of flooding elsewhere. This would have a permanent and positive long term impact on this objective.	+	The NPPF seeks to locate all new development away from areas at highest risk of flooding. Such an approach would help to protect York's historic environment by ensuring that development in the floodplain did not increase the risks of flooding elsewhere. This would have a permanent and positive long term impact on this objective.	+	It is assumed that a local level policy would seek to restrict development in the floodplain. Such an approach would help to protect York's historic environment by ensuring that development in the floodplain did not increase the risks of flooding elsewhere. This would have a permanent and positive long term impact on this objective.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	+	Preventing development in the floodplain would help to conserve York's natural and built landscape by ensuring that development in the floodplain did not increase the risks of flooding elsewhere. This would have a permanent and positive long term	+	Preventing development on Greenfield in the floodplain would help to conserve York's natural and built landscape by ensuring that development in the floodplain did not increase the risks of flooding elsewhere. This would have a permanent and	+	The NPPF seeks to locate all new development away from areas at highest risk of flooding. Such an approach would help to protect York's natural and built environment by ensuring that development in the floodplain did not increase the risks of flooding elsewhere. This	+	It is assumed that a local level policy would seek to restrict development in the floodplain. Such an approach would help to protect York's natural and built environment by ensuring that development in the floodplain did not increase the risks of

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
			impact on this objective.	positive long term impact on this objective.	would have a permanent and positive long term impact on this objective.	flooding elsewhere. This would have a permanent and positive long term impact on this objective.	
General	All of the alternative options have a number of positive impacts since restriction/preventing development in the floodplain would help to protect the environment, people and property from the adverse consequences of flooding. There are some uncertainties in relation to the economic and housing objectives, which is due to the tensions between having enough new land available for development and preventing/reducing the risks of flooding.						
Preferred Approach	Overall, the performance is similar to the alternatives. It is assumed that a local level policy to guide development would seek to restrict development in the floodplain. This would have a number of positive impacts, particularly for the environment since the adverse consequences of flooding would be mitigated. In common with other options, uncertainties in relation to the housing and economic objectives are inevitable given the tension between having enough land available for development and preventing/reducing risks of flooding.						
Recommendations	As no adverse impacts were identified from the preferred option no mitigation is considered necessary.						

19.2: Flood Mitigation Measures								
SA Objective			Option 1 Relay on NPPF to guide flood mitigation/surface water drainage/groundwater protection measures		Option 2 Require all new development to adopt specified flood mitigation/surface water drainage/groundwater protection measures		Option 3: Require all new development to contribute to long term climate change adaptation measures.	
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
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 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		access to leisure opportunities (walking / cycling) <ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 						
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
4	Create jobs and deliver growth of a sustainable , low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
6	Reduce the need to travel and deliver a	<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; 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	sustainable integrated transport network	<ul style="list-style-type: none"> Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 						
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. 	+	The NPPF seeks to direct development away from areas at highest risk of flooding. Since flooding can be one of the adverse consequences of climate change this would help deliver a managed response to the effects of climate change. There would therefore be positive and permanent long term impacts upon this objective.	+	Requiring all new development to adopt specified flood mitigation measures would help to deliver a managed response to the effects of climate change. There would therefore be positive and permanent long term impacts upon this objective.	+	Requiring all new development to contribute to long term climate change adaption measures would help to minimise greenhouse gas emissions and deliver a managed response to the effects of climate change. There would therefore be positive and permanent long term impacts upon this objective.
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. 	+	The NPPF seeks to direct development away from areas at highest risk of flooding. This will help to minimise adverse impacts of flooding, which will help to conserve the natural environment. There would therefore be positive and permanent long term impacts on this objective.	+	Requiring all new development to adopt specified flood mitigation/surface water drainage/groundwater protection measures will help to minimise adverse impacts of flooding, which will help to conserve the natural environment. There would therefore be positive and permanent long term impacts on this objective.	+	It is assumed that requiring all new development to contribute to long term climate change adaption measures would include minimising flood risk and reducing impact of flooding. Such an approach would help to protect the natural environment from flooding and therefore have positive and permanent long term impacts upon this objective.
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. 	O	No significant effect/no clear link	O	No significant effect/no clear link	O	No significant effect/no clear link
10	Improve	<ul style="list-style-type: none"> Conserve water resources and quality; 	?	Relying on the NPPF to guide flood	+	Requiring all new development to	+	It is assumed that requiring all new

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	water efficiency and quality	<ul style="list-style-type: none"> Improve the quality of rivers and groundwaters. 		mitigation/surface water drainage/groundwater protection measures would have uncertain impacts on this objective, since the NPPF does not include anything specific in relation to water efficiency and quality.		adopt groundwater protection measures would help to avoid pollution or adverse impacts on ground water from new development. This would also help to improve the quality of groundwater and have permanent and positive long term impacts upon this objective.	development to contribute to long term climate change adaptation measures would include water conservation, giving positive and permanent long term impacts on this objective.	
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
13	Minimise flood risk and reduce the impact of flooding to people	<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). 	+	The NPPF seeks to direct development away from areas at highest risk of flooding and that local plans should develop policies to manage flood risk from all sources. Reliance on the NPPF to guide flood mitigation would therefore have positive and permanent long	++	Requiring all new development to adopt the specific measures outlined in the preferred option to mitigate flooding would help to minimise flood risk to people and property in York and have very	+	It is assumed that requiring all new development to contribute to long term climate change adaption measures would include minimising flood risk and reducing impact of flooding. There would therefore be

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	and property in York			term impacts on this objective.		positive and permanent long term impacts on this objective.		positive and permanent long term impacts upon this objective.
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. 	+	The NPPF seeks to direct development away from areas at highest risk of flooding and requires that local plans should develop policies to manage risks of flooding from all sources, which would help to conserve York's historic environment by reducing risks of adverse impacts from flooding. There would therefore be permanent and positive long term impacts upon this objective.	+	Requiring all new development to adopt the specific measures outlined in the preferred option to mitigate flooding would help to minimise flood risk and also to reduce risks of flooding elsewhere, which would help to conserve York's historic environment by reducing risks of adverse impacts from flooding. There would therefore be permanent and positive long term impacts upon this objective.	+	It assumed that requiring all new development to contribute to long term climate change adaption measures would include minimising flood risk and reducing impact of flooding. This would help to reduce risks of flooding elsewhere, which would help to conserve York's historic environment by reducing risks of adverse impacts from flooding. There would therefore be permanent and positive long term impacts upon this objective.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 	+	The NPPF seeks to direct development away from areas at highest risk of flooding and that local plans should develop policies to manage risks of flooding from all sources, which would help to conserve York's natural and built landscape by reducing risks of adverse impacts from flooding. There would therefore be permanent and positive long term impacts upon this objective.	+	Requiring all new development to adopt the specific measures outlined in the preferred option to mitigate flooding would help to minimise flood risk and also to reduce risks of flooding elsewhere, which would help to conserve York's natural and built landscape. There would therefore be permanent and positive long term impacts upon this objective.	+	It is assumed that requiring all new development to contribute to long term climate change adaption measures would include minimising flood risk and reducing the impact of flooding. This would help to reduce risks of flooding elsewhere, which would help to conserve York's natural and built environment. There would therefore be permanent and positive long term impacts upon this objective.
General			For the two alternative options there would be a number of positive environmental impacts since both options would help to reduce the risk of flooding and would help to protect people and property, and also the environment from the adverse consequences of flooding. There are no significant effects/clear links in relation to the economic and housing objectives.					
Preferred Approach			The preferred approach would have positive impacts on the environmental objectives since it would help to reduce the chance of flooding and provide mitigation for the adverse consequences from flooding, thereby protecting York's environment. There is no significant effect/clear link in relation to housing and economic objectives. There will though, be some positive social impacts since people and property will be protected from the adverse consequences of flooding.					
Recommendations			As no negative impacts from the preferred option have been identified no mitigation is therefore considered necessary.					

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

SECTION 20: CLIMATE CHANGE

20.1: Renewable and Low Carbon Energy Development										
SA Objective			Option 1: Restrict renewable and low carbon energy development	Option 2: Rely on NPPF to guide renewable and low carbon energy development	Option 3: Provide generic local criteria/locations to guide for renewable and low carbon energy development	Option 4: Provide detailed local criteria/identify sites to guide renewable and low carbon energy development.				
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. 	?	This option could have uncertain impacts on this objective since it may restrict development of energy efficient/low carbon homes.	+	The NPPF requires local planning authorities to 'design their policies to maximise renewable and low carbon energy development'. This will help to provide energy efficient/low carbon homes and have a positive and permanent long term impacts on this objective.	+	It is assumed that generic local criteria/locations will include support for low carbon development, which will in turn help provide energy efficient/low carbon homes. This would have positive and permanent long term impacts upon this objective.	+	It is assumed that detailed local criteria/identification of sites will include support for low carbon development, which will in turn help provide energy efficient/low carbon homes. This would have positive and permanent long term impacts upon this objective.
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. 	-	Restricting renewable energy development could have adverse impacts upon the Health and well-being of York's population since it would not help to reduce greenhouse gas emissions. There would therefore be negative and permanent long term impacts on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. This will help to reduce greenhouse gas emissions and combat the adverse consequences of climate change, which would have positive and permanent long term impacts on this objective.	+	It is assumed that generic local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to reduce greenhouse gas emissions, which in turn will have positive and permanent long term impacts on this objective.	+	It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to reduce greenhouse gas emissions, which in turn will have positive and permanent long term impacts on this objective.

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
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. 	-	Restricting renewable and low carbon energy development would prevent job opportunities and training in the renewable energy sector. This would have a negative, permanent long term impact on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. Such support will help to create training opportunities in the renewable energy sector and have positive and permanent long term impacts upon this objective.	+	It is assumed that generic local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to provide training opportunities in the renewable energy sector and positive and permanent long term impacts upon this objective.	+	It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to provide training opportunities in the renewable energy sector and positive and permanent long term impacts upon this objective.
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. 	-	Restricting renewable and low carbon energy development would prevent the potential creation of job opportunities in the renewable sector. This would have a negative and permanent long term impact on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. Such support will help to create jobs in the renewable energy sector and deliver growth of a sustainable low carbon economy. There would therefore be positive and permanent long term impacts upon this objective.	+	It is assumed that generic local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to create opportunities in the renewable energy sector and positive and permanent long term impacts upon this objective. This would also contribute to delivering growth.	+	It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to create opportunities in the renewable energy sector and positive and permanent long term impacts upon this objective. This would also contribute to delivering growth.
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link
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. 	-	Restricting renewable and low carbon energy development would not help to minimise greenhouse gas emissions and would be directly contrary to this objective, and have negative and permanent long term impacts on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. This support will help to minimise greenhouse gas emissions and combat the adverse effects of climate change, which would have positive and permanent long term impacts upon this objective.	+	It is assumed that generic local criteria/locations will include support for renewable energy and low carbon development. This will help to minimise greenhouse gas emissions and combat the adverse effects of climate change, which would have positive and permanent long term impacts upon this objective.	+	It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to minimise greenhouse gas emissions and combat the adverse effects of climate change, which would have positive and permanent long term impacts upon this objective.
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. 	0	No significant effect/clear link	+	Whilst the NPPF supports renewable and low carbon energy developments, it requires local planning authorities to ensure that adverse impacts are addressed. This will help to protect the natural environment in York and have positive and permanent long term impacts upon this objective.	?	It is uncertain whether generic local criteria/locations to guide for renewable and low carbon energy development would include sufficient protection for the natural environment and so impacts on this objective are uncertain.	?	It is assumed that the provision of detailed local criteria/identify sites would include protection for York's natural environment, which would have positive and permanent long term impacts on this objective.
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; 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely					
		<ul style="list-style-type: none"> Safeguard mineral resources and encourage their efficient use. 									
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	
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. 	-	Restricting renewable and low carbon energy development would not promote and increase resource efficiency. This would have negative and permanent long term impacts on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. This support will help to increase resource efficiency, which would have positive and permanent long term impacts upon this objective.	+	It is assumed that generic local criteria/locations of sites will include support for renewable energy and low carbon development. This will help to promote and increase resource efficiency, which would have positive and permanent long term impacts upon this objective.	+	It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to promote and increase resource efficiency, which would have positive and permanent long term impacts upon this objective.	
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. 	-	Restricting renewable and low carbon energy would not help to improve air quality. This would not help in respect of reducing the existing air quality problems. There would be negative and permanent long term impacts on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. This support will help to improve air quality in York, which will be particularly welcome given the problems with air quality. There will therefore be positive and permanent long term impacts on this objective.	+	It is assumed that generic local criteria/locations of sites will include support for renewable energy and low carbon development. This will help to improve air quality in York, through reducing greenhouse gas emissions. This will have positive and permanent long term impacts upon this objective.	+	It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to improve air quality in York, through reducing greenhouse gas emissions. This will have positive and permanent long term impacts upon this objective.	
13	Minimise flood risk and reduce the impact of	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; 	-	Since climate change can be one of the adverse	+	Since flooding can be one of the adverse consequences of climate	+	It is assumed that generic local criteria/locations of	+	It is assumed that detailed local criteria/identification of sites will include	

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	flooding to people and property in York	<ul style="list-style-type: none"> Deliver or incorporate through design sustainable urban drainage systems (SuDs). 		consequences of climate change, restricting renewable energy development would not help combat climate change. This could have adverse impacts on this objective.		change, reliance on the NPPF, which supports low carbon and renewable energy development, will have a positive and permanent long term impact on this objective.		sites will include support for renewable energy and low carbon development. This will help to combat the adverse consequences of climate change, which includes flood risk, and therefore have a positive and permanent long term impact on this objective.		support for renewable energy and low carbon development. This will help to combat the adverse consequences of climate change, which includes flood risk, and therefore have a positive and permanent long term impact on this objective.
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. 	0	No significant effect/clear link	+	Whilst the NPPF supports renewable and low carbon energy developments, it requires local planning authorities to ensure that adverse impacts are addressed. This will help to protect York's historic environment and have positive and permanent long term impacts on this objective.	?	It is uncertain whether generic local criteria/locations to guide for renewable and low carbon energy development would include sufficient protection for the York's historic environment and so impacts on this objective are uncertain.	+	It is assumed that the provision of detailed local criteria/identify sites would include protection for York's historic environment, which would have positive and permanent long term impacts on this objective.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	No significant effect/clear link	+	Whilst the NPPF supports renewable and low carbon energy developments, it requires local planning authorities to ensure that adverse impacts are addressed. This will help to protect York's natural and built environment and have positive and permanent long term impacts on this objective.	?	It is uncertain whether generic local criteria/locations to guide for renewable and low carbon energy development would include sufficient protection for the York's natural and built environment and so impacts on this objective are uncertain.	+	It is assumed that the provision of detailed local criteria/identify sites would include protection for York's natural and built environment, which would have positive and permanent long term impacts on this objective.
General			Option 1 has a number of negative impacts, which would be expected since a restriction on renewable and low carbon energy							

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<p>development would not help to reduce greenhouse gas emissions or mitigate the adverse consequences of climate change. This would have adverse impacts upon the environment. There would also be adverse economic impacts since restricting renewable and low carbon energy development would restrict job creation and training opportunities in the renewable energy sector, and also adversely impact upon the growth of York.</p> <p>Option 2 has a range of positive impacts. There is support in the NPPF for renewable energy and low carbon development; this would have positive and permanent long term environmental impacts through helping to mitigate the adverse impacts of greenhouse gas emissions and climate change. There are also positive impacts upon the economy since support for renewables and low carbon will help to create jobs in the renewable energy sector and increase growth.</p> <p>Option 4 also has a range of positive impacts since it is assumed that providing detailed local criteria/identify sites will afford protection for the environment and help to avoid the adverse consequences of climate change. There will also be positive economic impacts since this option will help to facilitate renewable energy developments, which will help to create jobs in the renewable energy sector and increase growth in the economy.</p>						
Preferred Approach	<p>There are some positive environmental impacts from this development since this option will help to facilitate renewable energy development, which will help to combat the adverse consequences of climate change. There are also some uncertain impacts since it is unclear whether generic criteria would include sufficient detail on environmental protection. There would also be positive social impacts since human health would be improved through the facilitation of renewable energy and low carbon developments, since these would help to reduce greenhouse gas emissions and combat the adverse consequences of climate change.</p> <p>There will be positive economic impacts since this option will help to facilitate renewable energy development, which will help to create jobs in the renewable energy sector and will help to increase growth.</p>						
Recommendations	<p>To avoid some of the uncertain impacts from the preferred option it is recommended that the generic local criteria includes appropriate safeguards for the environment to ensure that there are no adverse environmental impacts from renewable and low carbon energy development.</p>						

20.2: Code for Sustainable Homes									
SA Objective			Option 1: Set targets at CSH Level 1-3 or equivalent (do nothing option)	Option 2: Set targets at CSH Level 4 or equivalent, higher standards may not be achieved unless developer led	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			
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 	- The do nothing option would not help to deliver sustainable homes and would not have positive impacts upon this objective.	+ This option would help to deliver sustainable homes which would help to have a positive and long term permanent impact on this objective.	+ This option would help to deliver sustainable homes which would help to have a positive and long term permanent impact on this objective.	+ This option would help to deliver sustainable homes for larger housing developments, which would help to ensure that people live in good quality homes and have a positive and long term			

KEY	++	+	0	?	-					
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		Very negative impact likely		Positive or negative impact depending on how it is implemented	
		Travellers and Showpeople.							permanent impact on this objective.	
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. 	-	The do nothing option would not improve the health and well-being of the population of York as it would maintain the current status quo.	+	This option would help to deliver sustainable homes which would help to ensure that good quality homes are built and help to avoid people living in poor quality homes. This would have positive and permanent long term impacts on this objective.	+	This option would help to deliver sustainable homes which would help to ensure that good quality homes are built and help to avoid people living in poor quality homes. This would have positive and permanent long term impacts on this objective.	+	This option would help to deliver sustainable homes for larger housing developments, which would help to ensure that people live in good quality homes and have a positive and long term permanent impact on this objective.
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. 	-	The do nothing option would not create new training opportunities through new sustainable homes and therefore would not impact positively on this objective.	+	This option would help to deliver sustainable homes which would help to provide training opportunities in respect of building sustainable homes, which would have a positive and permanent long term impact upon this objective.	+	This option would help to deliver sustainable homes which would help to provide training opportunities in respect of building sustainable homes, which would have a positive and permanent long term impact upon this objective.	+	This option would help to deliver sustainable homes for larger housing developments, and thus provide training opportunities in respect of building sustainable homes, which would have a positive and permanent long term impact upon this objective.
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. 	-	The do nothing option would not create new job opportunities and not help the economy to grow. There would therefore not be positive impacts on this objective.	+	This option would help to deliver sustainable homes which would help to provide job opportunities in respect of building new sustainable homes. This would help to grow the economy and have positive and permanent long term	+	This option would help to deliver sustainable homes which would help to provide job opportunities in respect of building new sustainable homes. This would help to grow the economy and have positive and permanent long term	+	This option would help to deliver sustainable homes which would help to provide job opportunities in respect of building new sustainable homes, as part of larger housing developments. This would help to grow the economy and have

KEY	++	+	0	?	-	---				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
					impacts on this objective.	impacts on this objective.	positive and permanent long term impacts on this objective.			
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.
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. 	-	The do nothing option would not help to promote sustainable design and building materials that manage future risks and consequences of climate change, and so would not have a positive impact on this objective.	+	There would be positive impacts from this objective since it would help to deliver sustainable homes, which would involve the use of sustainable design and building materials that manage the risks and consequences of climate change.	+	There would be positive impacts from this objective since it would help to deliver sustainable homes, which would involve the use of sustainable design and building materials that manage the risks and consequences of climate change.	+	There would be positive impacts from this objective since it would help to deliver sustainable homes, which would involve the use of sustainable design and building materials that manage the risks and consequences of climate change.
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 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely				
		<ul style="list-style-type: none"> environment; Provide opportunities for people to access the natural environment. 								
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.
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. 	-	The do nothing option would not help to reduce waste generation and so would not have positive impacts on this objective.	+	This option would help to deliver sustainable homes, which would help to reduce waste generation and have positive and permanent long term impacts upon this objective.	+	This option would help to deliver sustainable homes, which would help to reduce waste generation and have positive and permanent long term impacts upon this objective.	+	This option would help to deliver sustainable homes for larger housing developments, which would help to reduce waste generation and have positive and permanent long term impacts upon this objective.
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 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
		transport network to minimise the use of the car.								
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.
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. 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.
General			<p>Option 1 has a number of negative impacts since it would not result in any improvements as the current status quo would remain, and so potential benefits from having higher CSH targets would not be realised.</p> <p>Options 3 and 4 would have positive impacts in relation to housing and economic objectives since they would help to deliver sustainable homes and provide training and job opportunities in respect of building these homes. There would also be positive environmental impacts through reducing the amount of waste produced in respect of building new homes.</p>							
Preferred Approach			<p>The preferred option would have positive impacts upon the housing and economic objectives since it would help to deliver more sustainable homes, which would have positive social impacts since it would help people live in better quality homes. This option would help to provide job opportunities and training in relation to building sustainable homes, which will help the economy of York grow. There will also be positive environmental impacts since this option will help to reduce the amount of waste produced as part of building new homes.</p>							
Recommendations			<p>As no negative impacts were identified from the preferred option, it is not considered that any mitigation is necessary.</p>							

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

20.3: Building Regulations and Carbon Savings								
SA Objective		Option 1 Rely on 2010 Building Regulations for carbon savings (until proposed 2013 Building Regulations are implemented)		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		
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	+	<p>Reliance upon the 2010 Building Regulations for carbon savings will help to deliver sustainable homes and will help promote improvements to future housing stock in terms of ensuring low carbon development. This will have positive and permanent long term impacts upon this objective.</p>	+	Requiring that major development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to deliver sustainable homes and will help promote improvements to future housing stock in terms of ensuring low carbon development. This will have positive and permanent long term impacts upon this objective.	?	Requiring that all development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to deliver sustainable homes and will help promote improvements to future housing stock in terms of ensuring low carbon development. This will have positive and permanent long term impacts upon this objective. However, requiring this for all development could affect the viability of delivering housing sites to meet local needs.
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. 	+	<p>Reliance upon the 2010 Building Regulations for carbon savings will help to reduce harmful emissions, which will have positive and permanent long-term impacts upon the health and well-being of York's population.</p>	+	Requiring that major development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to reduce harmful emissions, which will have positive and permanent long-term impacts upon the health and well-being of York's population.	+	Requiring that all development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to reduce harmful emissions, which will have positive and permanent long-term impacts upon the health and well-being of York's population.
3	Improve education, skills development and training for an	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and 	+	<p>Reliance on 2010 Building Regulations for carbon savings will help to create training and education</p>	+	Requiring that major development achieves an additional 10% reduction in carbon emissions in	+	Requiring that all development achieves an additional 10% reduction in carbon emissions in excess of

KEY	++	+	0	?	-	-			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented	
	effective workforce	<ul style="list-style-type: none"> further educational establishments for continued success; Provide good quality employment opportunities available to all. 		opportunities in respect of low carbon technologies and will have positive and permanent long term impacts upon this objective.		excess of Building Regulations will help to create training and education opportunities with respect to low carbon technologies and low carbon building and will have positive and permanent long-term impacts upon this objective.		Building Regulations will help to create training and education opportunities with respect to low carbon technologies and low carbon building and will have positive and permanent long-term impacts upon this objective.	
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. 	+	Reliance on 2010 Building Regulations for carbon savings will help to create jobs in respect of low carbon technologies and will have positive and permanent long term impacts upon this objective.	+	Requiring that major development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to create jobs in respect of low carbon technologies and positive and permanent long-term impacts upon this objective.	+	?	Requiring that all development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to create jobs in respect of low carbon technologies and will have positive and permanent long-term impacts upon this objective. However, requiring this for all development could affect the viability of delivering small-scale employment development to meet local needs.
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0		No significant effects/no clear link.
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; 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0		No significant effects/no clear link.

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> Promote sustainable forms of travel; Improve congestion. 						
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. 	+	Reliance on 2010 Building Regulations for carbon savings will help to minimise greenhouse gas emissions and have positive and permanent long term impacts upon this objective.	+	Requiring that major development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to minimise greenhouse gas emissions and have positive and permanent long-term impacts upon this objective.	+	Requiring that all development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to minimise greenhouse gas emissions and have positive and permanent long-term impacts upon this objective.
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. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
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 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 						
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
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. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
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. 	+	Reliance on 2010 Building Regulations for carbon savings will help to minimise greenhouse gas emissions and have positive and permanent long-term impacts upon improving air quality.	+	Requiring that major development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to minimise greenhouse gas emissions and have positive and permanent long-term impacts upon improving air quality.	+	Requiring that all development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to minimise greenhouse gas emissions and have positive and permanent long-term impacts upon improving air quality.
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 	0	No significant effects/no clear link.		No significant effects/no clear link.	0	No significant effects/no clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		design sustainable urban drainage systems (SuDs).						
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. 	0	No significant effects/no clear link.		No significant effects/no clear link.	0	No significant effects/no clear link.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value • Conserve or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
General			Options 2 and 3 will have positive impacts on a number of the SA objectives. These options will help to create sustainable low carbon homes, provide training and job opportunities with respect to low carbon technologies, which in turn will help to grow the economy. They will also have environmental benefits for York through a reduction in greenhouse gas emissions. This will also have positive impacts on the health and well-being of York's population.					
Preferred Approach			The preferred approach will have some positive impacts on the economic and environmental objectives, since it will help to reduce harmful greenhouse gas emissions and will help to provide training and job opportunities with respect to low carbon technologies, which in turn will help to grow the economy. There will also be positive social impacts since this approach will help to deliver improvements to the existing and future housing stock.					
Recommendations			As no adverse impacts have been identified for the preferred option, no mitigation is considered necessary, although it is noted that the environmental benefits would be higher with additional reductions in carbon savings.					

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

SECTION 21: ENVIRONMENTAL QUALITY

21.1: Environmental Quality									
SA Objective			Option 1: Rely on NPPF to provide environmental quality		Option 2: Provide city-wide generic criteria to guide in relation to environmental protection		Option 3: Provide detailed locationally specific criteria (such as AQMAs) in relation to Environmental quality		
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.	
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. 	+	The NPPF would support health through ensuring that adverse impacts from development do not adversely impact on health and well-being. The NPPF requires consideration " <i>environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and</i>	++	This would require a broad understanding of the environmental protection issues within York. Overall it should have a positive impact on human health as it will be able to respond to changing circumstances in the future to ensure that development is located/managed where it will not negatively impact on peoples' health. The flexibility of this approach would ensure that up-to-date baseline information and monitoring informed decision-making.	-	+	A policy approach specifying detailed environmental protection criteria would be inflexible and not be able to respond to the up-to-date information. This would be a positive approach for ensuring human health and well-being in the short-term but get progressively more negative as the plan went on and the information/ circumstances changed. It is likely therefore to have an overall negative impact on human health.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
				<p><i>take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality".</i></p> <p>This policy approach would be open to interpretation and may therefore be less likely to reflect local requirements/issues and remediation techniques.</p>				
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. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
4	Create jobs and deliver growth of a sustainable , low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	0?	<p>The NPPF would support an approach which addressed environmental quality and made an attractive and accessible environment. This would help to contribute to the investment potential of the city</p> <p>However, this approach would lack a local focus which may result in tensions in the long-term over determining what factors are significant that contribute to environmental quality in relation to supporting the economy. This is likely to result in uncertainty.</p>	?	<p>This would require a broad understanding of the environmental protection issues within York. Overall it should have a positive impact as the flexible approach will be able to respond to changing circumstances in the future.</p> <p>However, given that this approach will respond to changing environmental circumstances, it may lead to tensions in the planning process due to uncertainty in terms of mitigation requirements resulting from change</p> <p>The impact of this policy on future development viability and management will be dependent upon York's overall environmental quality.</p>	?	<p>Specifying a detailed policy would create more certainty for developers in terms of understanding the parameters for managing development in relation to environmental quality.</p> <p>However, as the information becomes more out of date, this could have a detrimental effect on the overall environmental quality of York which could consequently impact on the city's attractiveness and investment potential.</p>
5	Help deliver equality and access	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely			
	to all	<ul style="list-style-type: none"> for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 							
6	Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.	
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. 	+	The NPPF would allow for consideration of those factors which contribute towards climate change such as air quality. This is likely to positively contribute toward minimising greenhouse emissions. The NPPF states <i>“Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan”</i> .	+	This would allow all environmental aspects which contribute to climate change to be identified. This is likely to comply with the NPPF through minimising and improving air quality to have an overall positive impact on climate change. This approach would also be able to respond over the long-term given that it is generic and could rely on up-to-date evidence.	-	+	This would have short-term benefits on climate change through the management of air quality. However, as this approach becomes outdated, the effectiveness of this policy will decline. Considering this, the policy overall is likely to have a negative impact over the long-term
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible	<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 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented		
	high quality and connected natural environment	<ul style="list-style-type: none"> environment; Provide opportunities for people to access the natural environment. 							
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	+	The NPPF would require development parcels to maximise its overall use as well as requiring that contamination on a site is managed and does not migrate from the site. This is likely to have a positive impact on safeguarding land and improving its quality.	+	This would enable land to be identified as potentially contaminated due to its past or present use and remediated as per the latest information / approach available through a more flexible policy approach. This policy should have a positive impact on the overall management of contaminated land.	+	-	This would have short to medium-term benefits for contaminated land through the detailed identification of sites/policies to remediate the land. This would require specifically detailing the type and quantity of contamination on site. However, as this approach becomes outdated, the effectiveness of this policy will decline. Considering this, the policy overall is likely to have a negative impact over the long-term
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	+	The NPPF supports overall environmental quality, including water quality. This approach is likely to follow a generic approach in identifying any potential issues regarding water quality from sources of contamination for example. .	+	This approach is likely to have a positive benefit on water quality by identifying where impacts are likely to arise through contamination, for example.	++		This approach is likely to have a positive benefit on water quality by identifying where impacts are likely to arise through contamination, for example. This would require specifically detailing the type and quantity of contamination posing a risk to water quality..
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. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0		No significant effects/no clear link.
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; 	+	The NPPF would allow for consideration of those factors which contribute towards improving air quality. This is likely to have overall positive impact which will positively contribute the minimising greenhouse gases and overall emissions. The NPPF states <i>"Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into</i>	+	This would allow all aspects of air quality to be considered in planning for development similarly to option 1. Ensuring that low emission strategies are in place to manage air quality will have an overall positive impact on air quality. Given that air quality can change over a period of time, this would be a flexible approach able to	-	+	This would enable a detailed understanding of air quality and how to deal with it in the short-term. However, given that the situation can change, this offers only short-term benefits. As this approach becomes outdated, the effectiveness of this policy will decline. Considering this, the policy overall is likely to have a negative impact over the long-term.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 		<i>account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan”.</i>		respond over the long-term as it can rely on up-to-date evidence. This is likely to have a positive overall effect.		
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
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. 	I +	Ensuring overall environmental quality can have positive benefit on the historic environment. The NPPF approach would allow this issue to be recognised although may be open to interpretation. This could have overall long-term benefits but would probably depend upon implementation as the approach is open to interpretation..	+	Ensuring overall environmental quality can have positive benefit on the historic environment. The generic approach would allow this issue to be recognised and update as the environmental circumstances change. Over the long-term this approach is likely to have a positive impact.	+ -	This would enable a detailed understanding of the impacts of environmental quality on the historic environment and how to deal with it in the short-term. However, given that the conditions can change, this offers only short-term benefits. As this approach becomes outdated, the effectiveness of this policy will decline. Considering this, the policy overall is likely to have a negative impact over the long-term.
15	Conserve and enhance York’s natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the “landscape and Setting” within the Heritage Topic Paper. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
General			Relying on the NPPF is likely to have an overall positive approach given that it contains guidance to ensure that human health is not adversely effected by development. Furthermore, it supports the need to improve air quality and contain/improve contaminated land to ensure environment. However this approach would rely on interpretation and therefore may not reflect local circumstances to maximise					

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	<p>environmental quality in the long-term.</p> <p>Option 2 would provide a generic policy allowing a flexible approach to managing environmental quality issues. This is likely to offer the most positive long-term approach given that it is able to respond to changing environmental circumstances. This approach would also allow up-to-date information to be used to inform development and management of environmental issues more accurately throughout the plan period.</p> <p>Option 3 is likely to have positive environmental effects but only in the short-term. This would set out the requirements for responding to current environmental quality issues but would lack a flexible approach for updating the information required in the future which may lead to the effectiveness of the policy diminishing over the plan period.</p>						
	<p>Preferred Approach – detailed local criteria</p> <p>Option 2: Provide city-wide generic criteria in relation to environmental protection</p> <ul style="list-style-type: none"> This approach is likely to have positive benefits for peoples’ health in the long-term given that this approach can respond to the changing environmental situation. Tackling environmental quality is likely to have an overall positive impact on the economy through ensuring adverse affects on the workforce as well as making the environment more attractive for development. In dealing with environmental issues, there may be remediation implications on viability which would be to be considered as part of the overall costs of developments This would have significant long-term benefits for the environment through supporting the remediation of contamination, improvement of air quality as well as minimising impacts on the historic environment. This approach would be valuable to allow an understanding of the current and changing baseline to ensure that action is appropriate throughout the lifetime of the plan. 						
	Recommendations						
	None						

SECTION 22: WASTE AND MINERALS

22.1: Waste and Minerals										
SA Objective			Option 1: Restrict waste development and/or mineral extraction		Option 2: Rely on NPPF to guide waste and Minerals development		Option 3: Provide high-level local criteria to guide waste and minerals development (defer details to Joint Waste and Mineral Local Plan with North Yorkshire)		Option 4: Provide detailed local criteria/identify sites to guide waste and minerals development	
1	To meet the diverse housing needs of the population	<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 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	in a sustainable way.	<ul style="list-style-type: none"> need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 									
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. 	+	<p>Restricting waste development would minimise local adverse impacts on health in relation to odour, potential contamination and vehicular movement/noise.</p> <p>However, the impacts could be displaced to outside of the authority placing pressure on new and existing sites elsewhere which could have impacts on peoples health and well-being outside of the authority.</p> <p>Further, the increased transportation of waste/minerals could have adverse impacts for residents in York and outside of the authority.</p> <p>Overall this have mixed positive and negative impacts..</p>	+	<p>The NPPF , along with PPS10, is likely to have a positive impact on this objective and it makes clear that any development would need to be in line with environmental criteria "to ensure that permitted operations do not have unacceptable adverse impacts on ...human health, including from noise, dust, visual intrusion, traffic, tip and quarry slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface or groundwater and migration of contamination from the site".</p> <p>However, this is open to interpretation and would need a local perspective to ensure that adverse impacts on human health were minimised.</p>	+	<p>This approach would allow a more in-depth approach through setting general principles through the Local Plan followed by a more in-depth approach in the joint plan. This would include sub-regional environmental criteria bespoke to the area to ensure that impacts on human health were identified and could be mitigated as far as possible.</p> <p>The Joint waste and Minerals Plan will also be subject to separate SA/SEA and Health Impact Assessments to ensure that the approach considered the overall sustainability and health related impacts in planning for waste and minerals.</p>	-	+	<p>This approach would allow a more in-depth approach through setting detailed principles through the Local Plan to help minimise adverse impacts to human health.</p> <p>However, this approach would fail to reflect any adverse cross-boundary issues which may be caused through waste and minerals planning/ processing / extraction within York. This may conflict/not take into account the duty-to-cooperate with adjacent authorities.. This is likely to have negative effects, particularly for neighbouring authorities.</p>
3	Improve education, skills development and training for	<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 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.	

KEY	++	+	0	?	-	---				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	an effective workforce	opportunities available to all.								
4	<p>Create jobs and deliver growth of a sustainable, low carbon and inclusive economy</p>	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	-	<p>The effect on the economy would be based upon the opportunities minerals extraction and waste management provide. If these were restricted it would externalise production elsewhere.</p> <p>Minerals as buildings materials are important for infrastructure, building as well as energy. By externalising production this is likely to have a negative effect on other sectors of the economy.</p> <p>This approach would also contradict the NPPF in planning for minerals and working with neighbouring authorities to co-ordinate the planning of industrial minerals.</p>	+	<p>The NPPF recognises the importance of minerals in supporting sustainable economic growth as well as being a finite resource and the importance of taking account of the contribution that substitute or recycled material would make to the supply, prior to considering further extraction of primary materials. It states that <i>“Minerals planning authorities should work with other relevant organisations to use the best available information to:</i></p> <ul style="list-style-type: none"> <i>develop and maintain an understanding of the extent and location of mineral resource in their areas; and</i> <i>assess the projected demand for their use, taking full account of opportunities to use materials from secondary and other sources which could provide suitable alternatives to primary materials”.</i> <p>A policy approach using the NPPF however, would be more speculative as no local level extraction policies would be set or</p>	+	<p>This approach would comply with the NPPF by co-ordinating a sub-regional understanding for Minerals and Waste planning reflecting the wider horizon and opportunities for cross-boundary economic linkages.</p> <p>This approach would allow a more in-depth approach through setting general principles through the Local Plan followed by a more in-depth approach in the joint plan.</p> <p>Option 3 provides an opportunity to set more direction for waste development and/or minerals extraction whilst allowing an alignment of detail so that development can be tested for potential as well as environmental impacts.</p>	-	<p>Option 4 would also allow a more in-depth approach to waste and minerals planning, similarly to option 3.</p> <p>However, this approach would fail to reflect the regional and sub-regional dimensions of cross-boundary waste and minerals use, processing and extraction.</p> <p>This approach would not be adequate in meeting the challenge of dealing with waste processing in the authority given the size of existing facilities.</p> <p>On balance, this approach is likely to hinder economic growth in connection with waste, minerals and their associated businesses.</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
					areas identified. Furthermore, whilst the NPPF states that applications would need to be assessed against environmental criteria to ensure that permitted operations do not have unacceptable adverse impacts, this is open to interpretation and therefore may cause some tension upon its application.					
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.		
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. 	---	By restricting minerals and waste development, it will externalise the supply of minerals and treatment of waste and it is likely that effects of this will not be assessed or mitigated locally. It is also likely to increase the length of journey for waste processing and acquiring minerals. This would cause cross-boundary issues and could have a negative impact on York as well as across the region from the point of extraction into the long-	?	<p>The NPPF supports a sub-regional approach to dealing with waste and minerals which would allow consideration for cross-boundary movement of waste and minerals.</p> <p>However, the NPPF states this should not cause harm to traffic but does not state anything further with regards to transportation. This leaves the policy approach open to interpretation and could cause tension in determining any applications for processing</p>	+	<p>A sub-regional approach would allow a comprehensive transport strategy for moving waste and minerals between authorities in the most sustainable way.</p> <p>This is likely to rely on road transportation which would increase congestion. However, looking at this in more detail through the Joint Waste and Minerals Plan would allow a number of alternatives to be assessed in detail and the accompanying SA/SEA</p>	+ -	<p>Similarly to option 3, this would allow a detailed understanding of the local transportation of waste and minerals and would need to address the locations of suitable sites as part of the overall alternatives testing.</p> <p>However, this approach would fail to recognise the cross boundary nature of minerals extraction/waste processing and be able to assess the cross-boundary effects</p>

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	Very positive impact likely		Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented				
					term.					could set out specific mitigation measures to minimise adverse impacts.			adequately.
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. 	-	Restricting development could hinder the use and installation of renewable energy technologies and low carbon infrastructure as both can be used to recover and generate energy as well as be in building materials. This may also reduce the capacity for York to recycle minerals and aggregates and increase the need for primary aggregate extraction locally.	+ -	<p>The NPPF recognises minerals are a finite resource and can only be worked where they are found. It states that <i>"it is important to make best use of them to secure their long-term conservation"</i>.</p> <p>Furthermore, the NPPF states that <i>"so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously"</i>.</p> <p>Depending on the type of mineral extracted, it can also indirectly contribute to climate change through promoting the use of fossil fuels in energy production.</p> <p>Relying on the NPPF would not reflect the local agendas for climate change and may therefore also cause negative</p>	+	The approach should comply and take further the NPPF. A joint Waste and Minerals plan would be able to identify the key impacts on the local area in order to mitigate any impacts on climate change within or outside of York.	+ -	A detailed local approach may have similar benefits in option 3 but would lack a cross-boundary recognition. This could have implications on climate change which is not bound by the district boundary but affected through cumulative actions.			

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	Very positive impact likely		Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely			Positive or negative impact depending on how it is implemented
						impacts or tensions through its application. This Framework does not contain specific waste policies, since national waste planning policy will be published as part of the National Waste Management Plan for England. However, it does states that local authorities preparing waste plans and taking decisions on waste applications should have regard to policies in this Framework so far as relevant.				
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. 	+ -	Restricting waste and minerals development is likely to have positive impacts on biodiversity and geodiversity in particular given that this would not require land take or poses risks to value nature conservation sites or the natural environment. However, these adverse impacts could be displaced to other local authorities wherein it may cause adverse impacts.	+ -	The NPPF states that any Minerals development should “ensure, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment” and “not grant planning permission for peat extraction from new or extended sites”. This is likely to ensure that any development would consider the impacts on green infrastructure and biodiversity, The NPPF also advocate a that policies are put in place “to ensure worked land is reclaimed at the earliest opportunity... and	+	A locally derived approach to guiding development followed by a Joint Waste and Minerals Plan is likely to have the most long-term benefits for nature conservation sites. This would enable a local understanding of biodiversity issues to be considered in the location and assessment process as well as impacts on sub-regional green infrastructure corridors .	+ -	A detailed local approach may have similar benefits in option 3 but would lack a cross-boundary recognition. This could have implications on biodiversity and green infrastructure, particularly wildlife corridors, which are not bound by the district boundary and can affected through cross-boundary and cumulative actions.

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
					<p>that high quality restoration and aftercare of mineral sites takes place, including for agriculture (safeguarding the long term potential of best and most versatile agricultural land and conserving soil resources), geodiversity, biodiversity, native woodland, the historic environment and recreation”.</p> <p>However, this approach would lack a local perspective and the potential cumulative impacts that could harm sensitive nature conservation sites and species. Furthermore the approach allows for interpretation which may cause tension upon the application and understanding of the policy.</p>					
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	?	<p>Minerals extraction can only occur where they are located. Should this be the case, it may be a positive use of this land.</p> <p>However, should York contain useful minerals, this may not enable them to be used in an effective way.</p>	+ -	<p>The NPPF recognises minerals are a finite resource and can only be worked where they are found. It states that “it is important to make best use of them to secure their long-term conservation”.</p> <p>Furthermore, the NPPF states that “so far as practicable, take account of the contribution that substitute or secondary</p>	+	<p>A locally derived approach to guiding development followed by a Joint Waste and Minerals Plan is likely to have the most long-term benefits for maximising the use of the land both for extraction and remediation post development to a high quality natural environment. This would comply with the NPPF approach but would</p>	?	<p>A detailed local approach may have similar benefits to option 3.</p> <p>However, it would lack a cross-boundary understanding on the cumulative effects of using these land resources.</p>

KEY	++	+	0	?	-	Very negative impact likely	Positive or negative impact depending on how it is implemented			
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely				
				Also, by restricting development in York, this will put pressure on other areas and may have adverse effects on land resources outside of the authority.			and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously". This should ensure that minerals are used efficiently and not extracted unnecessarily.		enable a local understanding of resource issues to be considered in the location and assessment process as well as impacts on sub-regional basis.	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	- +	Restricting waste development/mineral could have potentially positive impacts for water quality as this	- +	The NPPF states that any Minerals development should "ensure, in granting planning permission for mineral development, that	+	This would be in line with the NPPF and option 2. However, this approach would afford more understanding of	+ -	A detailed local approach may have similar benefits to option 3 but would lack a cross-boundary recognition. This could

KEY	++	+	0	?	-	Very negative impact likely				
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
				would minimise the risk water courses in terms of contamination. However, this approach may have negative effects elsewhere as extraction and waste processing is undertaken outside of York		<i>there are no unacceptable adverse impacts on the natural and historic environment". This is likely to ensure that any development would consider the impacts on water quality, particularly in connection with rivers and groundwaters through seepage or runoff.</i> However, the NPPF is not specific on the detail as to what would be unacceptable and it leaves this option open to interpretation negotiation. This may cause tension during the planning application process..		how waste development or mineral extraction may impact on water quality of rivers and groundwaters. It is likely to be a generic understanding initially to enable more issues to be considered at a wider scale, including outside of the York boundary. A joint Waste and Minerals plan would be able to identify the key impacts on the local area in order to mitigate any impacts identified..		have water quality of rivers and groundwaters, which are not bound by the district boundary and can be affected through cross-boundary and cumulative actions.
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. 	-	This would minimise the amount of waste that York could process in the long-term meaning that it would externalise processing of waste. Whilst this may have positive connotations for York, it is likely to have a detrimental impact on the sub-region.	+	This Framework does not contain specific waste policies, since national waste planning policy will be published as part of the National Waste Management Plan for England. However, it does rely on PPS10 which continues to apply which provide a framework for the management and processing of waste. This is likely to have a positive effect on this objective.	+	The provision of high level policies followed by a Joint Waste and Minerals Plan would enable waste to be considered on a sub-regional level. This should help to improve processing facilities to ensure that it is processed efficiently. However, it may locate new processing facilities outside of the York boundary which would mean that cross-boundary effects and cumulative impacts between neighbouring	+	The provision of detailed local criteria/sites would be positive in processing waste locally. York already has waste processing centres but this would allow new waste processing centres to be identified locally.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented		
								authorities would need to be considered. The Joint waste and Minerals Plan would be subject to a separate SA/SEA, which should address any concerns.		
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. 	+ -	restricting waste and minerals development is likely to have positive impact on reducing local vehicle and industrial processing emissions resulting from mineral extraction and waste management.. However, these adverse impacts could be displaced to other local authorities wherein it may cause adverse impacts through longer journeys and increased HGV movements..	?	I	This may consider the implications of air quality through considerations for environmental impacts. However, this approach would lack a local perspective and the potential cumulative impacts that could harm air quality. Furthermore the approach allows for interpretation which may cause tension upon the application and understanding of the policy.	+ The provision of high level policies followed by a Joint Waste and Minerals Plan would enable air quality to be considered on a local and sub-regional level. The Joint waste and Minerals Plan would be subject to a separate SA/SEA, which should address any concerns.	?	A detailed local approach may have similar benefits to option 3. However, it would lack a cross-boundary understanding on the cumulative effects of using these land resources.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	No significant effects/no clear link.	?	I	This may consider the implications of flood risk through considerations for environmental impacts. However, this approach would lack a local perspective and the potential cumulative impacts that could harm air quality. Furthermore the approach allows for	+ The provision of high level policies followed by a Joint Waste and Minerals Plan would enable flood risk and mitigation to be considered on a local and sub-regional level. The Joint waste and Minerals Plan would be subject to a separate	?	A detailed local approach may have similar impacts to option 3. However, it would lack a cross-boundary understanding on the cumulative effects of using waste processing and mineral extraction locations.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented				
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. 	+	?	<p>This would have a positive approach for York by not having additional mineral extraction or waste processing locations in the authority.</p> <p>By restricting development in York, this will put pressure on other areas and may have adverse effects on the character and setting of other locations outside of the authority.</p>	-	<p>The NPPF states that any Minerals development should “ensure, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment”. The NPPF also advocate a that policies are put in place “to ensure worked land is reclaimed at the earliest opportunity... and that high quality restoration and aftercare of mineral sites takes place, including for... the historic environment”. This is likely to ensure that any development would consider the impacts on York’s historic character and setting as well as the sub-region.</p> <p>However, minerals extraction in particular could have significantly detrimental effects on York’s landscape given its flat nature and that views from across the sub-region can be made into and out of the city centre. This approach would lack a local perspective and the potential cumulative</p>	+	-	<p>SA/SEA, which should address any concerns.</p> <p>The provision of high level policies followed by a Joint Waste and Minerals Plan would enable all aspects of the historic environment, including the character and setting of York, to be identified and considered on a local and sub-regional level. The Joint waste and Minerals Plan would be subject to a separate SA/SEA, which should help to identify and address any concerns as well as mitigation techniques where impacts are identified.</p> <p>However, minerals extraction in particular could have significantly detrimental effects on York’s landscape given its flat nature and that views from across the sub-region can be made into and out of the city centre.</p>	-	<p>A detailed local approach may have similar impacts to option 3.</p> <p>However, it would lack a cross-boundary and sub-regional perspective on the cumulative effects of using waste processing and mineral extraction locations in or around York. Impacts would be particularly severe should neighbouring authorities choose to locate development close to the City of York boundary. This could cause harm to the historic environment..</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented				
					impacts that could cause harm to York's unique setting and landscape. Furthermore the approach allows for interpretation which may cause tension upon the application and understanding of the policy.							
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	+	?	<p>This would have a positive approach for York by not having additional mineral extraction of waste processing locations in the authority.</p> <p>By restricting development in York, this will put pressure on other areas and may have adverse effects on the character and setting of other locations outside of the authority.</p>	-	<p>The NPPF states that any Minerals development should "ensure, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment". The NPPF also advocate a that policies are put in place "to ensure worked land is reclaimed at the earliest opportunity... and that high quality restoration and aftercare of mineral sites takes place, including for... the historic environment". This is likely to ensure that any development would consider the impacts on York's historic character and setting as well as the sub-region.</p> <p>However, minerals extraction in particular could have significantly detrimental effects on York's landscape given its flat nature and that views from across the sub-region can be made into and out</p>	+	-	<p>The provision of high level policies followed by a Joint Waste and Minerals Plan would enable all aspects of the historic environment, including the character and setting of York, to be identified and considered on a local and sub-regional level. The Joint waste and Minerals Plan would be subject to a separate SA/SEA, which should help to identify and address any concerns as well as mitigation techniques where impacts are identified.</p> <p>However, minerals extraction in particular could have significantly detrimental effects on York's landscape given its flat nature and that views from across the sub-region can be made into and out of the city centre.</p>	-	<p>A detailed local approach may have similar impacts to option 3.</p> <p>However, it would lack a cross-boundary and sub-regional perspective on the cumulative effects of using waste processing and mineral extraction locations in or around York. Impacts would be particularly severe should neighbouring authorities choose to locate development close to the City of York boundary. This could cause significant harm to the historic environment..</p>

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
					of the city centre. This approach would lack a local perspective and the potential cumulative impacts that could cause harm to York's unique setting and landscape. Furthermore the approach allows for interpretation which may cause tension upon the application and understanding of the policy.		
General	<p>Option 1 would go against the NPPF and is likely to have an overall significant effect on the sub-region as opposed to York. Not locating mineral extraction within the authority would be positive for York's overall character and setting but would externalise the problem to elsewhere within the sub-region. Many of the effects identified would cause significant cross-boundary effects.</p> <p>Relying on the NPPF is likely to have an overall positive approach to planning for minerals although waste processing is not covered through the document. This approach advocates a sub-regional approach to determining extraction potential and conservation as well as protection for the natural environment and human health. However, this would lead to more speculative development given that it would lack a local perspective and be open to interpretation which in the long-term could cause tensions between understanding what constitutes suitable locations and extraction levels.</p> <p>Option 3 is likely to ensure that mineral and waste development are managed in a robust way as it will set more direction for development and align with local and sub-regional level understanding of evidence base, including environmental impacts and transportation. This will also maximise knowledge of cross-boundary effects as well as ensure their mitigation. The Joint Waste and Minerals Plan would also be subject to a separate SA/SEA which could assess the issues in detail.</p> <p>Setting a detailed approach is likely to have positive impacts in identifying local issues and locations for development but lack a sub-regional perspective. This could have detrimental impacts on mitigating cross-boundary effects both from York and from neighbouring authorities.</p>						
Preferred Approach	<p>Option 3: Provide a high-level criteria to guide waste and mineral development (defer details to Joint Waste and Mineral Local Plan with North Yorkshire).</p> <ul style="list-style-type: none"> The Joint Waste and Minerals Local Plan will be subject to a separate SA, which should scope issues, baseline evidence and suitable objectives for assessment of development locations. It will also be able to suggest mitigation where necessary. Waste processing and minerals extraction could have a detrimental impact on human health should it be managed incorrectly. This option should take account of both local and sub-regional impacts to peoples health and allow for the appropriate location of development. This approach should maximise benefits to the economy by identifying aggregates in York which could be extracted. It would also identify opportunities for joint working with neighbouring authorities to maximise the level of local aggregates which should benefit the overall regional economy. Mineral and waste development could have a significantly negative impact on the environmental objectives. However, this approach should help to direct development to locations which cause the least harm to the environment through consideration of local, sub-regional and cumulative impact on environmental factors. The Joint Waste and Minerals Local Plan will also be subject to a separate SA 						

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

Recommendations	<p>which should be able to identify issues and suggest mitigation where necessary.</p> <p>The SA for the Joint Minerals Plan should also be a Joint SA/SEA for the area covered by the plan to maximise the capture of significant issues and impacts arising from minerals and waste development. Should applications for development be submitted, the associated Joint SA should be considered.</p>
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SECTION 23: TRANSPORT

23.1: Location, Layout and Accessibility								
SA Objective			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		Option 3: Provide detailed local criteria to guide accessibility in relation to location/layout of new development	
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
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. 	+	The NPPF requires that ' <i>planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping leisure, education and other activities.</i> The NPPF also requires that for larger scale developments, key facilities such as schools and local shops should be located within walking distance of most properties. Such requirements would have positive and permanent long term impacts on this objective. Such requirements will help to improve the health of the population of York	?	It is uncertain whether generic criteria could ensure that development avoided locations where environmental circumstances could negatively impact on people's health, or if it would promote sustainable forms of transport for access to new developments.	+	Detailed local criteria to guide accessibility in relation to location/layout of new development would factor in the need to ensure that new development could be accessed by sustainable modes of transport, including walking and cycling, and also to avoid development where environmental circumstances could negatively impact on people's health. This would have positive and permanent long term impacts on the population of York.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
				through encouragement of walking and cycling. There would therefore be positive and permanent long term impacts on this objective.				
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. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
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. 	+	Relying on the NPPF to guide accessibility in relation to the location/layout of new development would help to ensure that as much of the population of York as possible has access to employment opportunities. Such an approach would help to deliver a flexible workforce and contribute to growth. There would therefore be positive and permanent long term impacts on this objective.	?	Using generic criteria to guide accessibility in relation to location/layout of new development may not include sufficient detail to consider factors such as the need to ensure that as much of the workforce as possible has access to employment opportunities. Impacts are therefore uncertain.	+	Detailed local criteria would seek to ensure, in relation to guiding accessibility for location/layout of new development, that as many people as possible had access to employment opportunities. This would help to deliver a flexible workforce, contribute to growth and have a positive and permanent long term impact on this objective.
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. 	+	Relying on the NPPF to guide accessibility in relation to location/layout of new development would have positive impacts on this objective. The NPPF requires that developments should be located and designed where practical to <i>consider the needs of people with disabilities by all modes of transport</i> . and that <i>'planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping leisure, education and other activities</i> . The NPPF also requires that for larger scale developments, key facilities such	?	Using generic criteria to guide accessibility in relation to location/layout of new development may not include sufficient detail to consider factors such as addressing inequality and ensuring services and facilities are easily accessible and so impacts on this objective are uncertain.	+	Detailed local criteria to guide accessibility in relation to location/layout of new development would include consideration of the need to ensure good access to services and to help reduce inequality across York, thereby having a positive and permanent long term impact on this objective.

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
				as schools and local shops should be located within walking distance of most properties. These requirements would have permanent and positive long term impacts on this objective				
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. 	+	Relying on the NPPF to guide accessibility in relation to location/layout of new development would have positive and permanent long term impacts on this objective. The NPPF requires that for all developments which generate significant amounts of movement, plans and decisions should take account of whether <i>'opportunities for sustainable transport modes have been taken up'</i> . The NPPF also requires that developments should be located and designed where practical to <i>'give priority to pedestrian and cycle movements, and have access to high quality public transport facilities'</i> .	+	Whilst generic criteria would not include the same level of detail as for detailed local criteria, it is assumed that such criteria would still seek to reduce the need to travel in relation to location/layout of new development, and thereby have a permanent and positive long term impact on this objective.	+	It is assumed that detailed local criteria to guide accessibility in relation to location/layout of new development would consider the need to reduce travel and promote sustainable forms of transport, and thereby have a positive and permanent long term impact on this objective.
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. 	+	Relying on the NPPF to guide accessibility would have positive impacts on this objective. The NPPF states that <i>'encouragement should be given to solutions which support reductions in greenhouse gas emissions'</i> . Together with various other measures in the NPPF to combat greenhouse gas emissions, including promotion of sustainable forms of travel, there would be positive and permanent long term impacts on this objective.	+	It is assumed that generic criteria to guide accessibility in relation to location/layout of new development would seek to reduce the need to travel, which would in turn help to reduce vehicle emissions and have positive and permanent long term impacts on this objective.	+	It is assumed that detailed criteria to guide accessibility in relation to location/layout of new development would seek to reduce the need to travel. In turn this would help to reduce vehicle emissions and have a positive and permanent long term impact on this objective.
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity	<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 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	y, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 					
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0 No significant impact/clear link.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0 No significant impact/clear link.
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. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0 No significant impact/clear link.
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; 	+	Using the NPPF to guide accessibility in relation to location/layout of new development would have positive and permanent long term impacts on this objective. The NPPF seeks to ensure that <i>opportunities for sustainable transport modes have been taken up</i> . The NPPF also requires that developments should be located and designed where practical to <i>'give priority to pedestrian and cycle movements, and have access to high</i>	+	It is assumed that generic criteria would include the need to reduce travel, which would in turn help to reduce vehicle emissions, which would have positive and permanent long term impacts on this objective.	+ It is assumed that detailed local criteria would include consideration of the need to reduce travel and promote sustainable forms of transport, and that consideration would be given to impacts on air quality. On this basis there would be a positive and permanent long term impact on this objective. This would be particularly welcome given that there are problems with air quality in certain parts of York.

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		<ul style="list-style-type: none"> Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 		<i>quality public transport facilities'.</i>				
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
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. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
NPPF led/generic criteria			<p>Relying on the NPPF to guide accessibility in relation to location/layout of new development would have a number of positive impacts, including</p> <p>those on the environment since the NPPF seeks to locate development where it is accessible by public transport and to give priority to pedestrian and cycle movements where possible. These would benefit the environment.</p> <p>Using generic criteria would have some positive environmental impacts but also some uncertain impacts as it is uncertain whether generic criteria could include sufficient detail to address some location-specific factors such as inequality.</p>					

KEY	++	+	0	?	-	--	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

Preferred Approach – detailed local criteria	<p>The preferred approach has a number of positive impacts.</p> <ul style="list-style-type: none"> • There would be positive impacts on the environment since it is assumed that local policies for new development would encourage use of sustainable modes of transport, help to reduce reliance on the car, with subsequent environmental benefits. • Economic benefits would occur on the assumption that local criteria would encourage use of sustainable forms of transport and thereby help to give the public of York as much access as possible to employment opportunities, which would help to create growth. • There would also be positive social impacts with local criteria ensuring that the location/layout of new development contributes to maximising accessibility to key services.
Recommendations	The preferred approach has significantly greater sustainability benefits, with no adverse impacts, compared to the alternatives and is therefore recommended

23.2: Sustainable modes of transport

SA Objective			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	Option 3 Local policies for new development to give priority to more sustainable forms of transport, such as public transport, walking and cycling
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> • Deliver homes to meet the needs of the population in terms of quantity, quality; • Promote improvements to the existing and future housing stock; • Locate sites in areas of known housing need; • Deliver community facilities for the needs of the population; • Deliver pitches required for Gypsies and Travellers and Showpeople. 	0 No clear link	0 No clear link	0 No clear link

KEY	++	+	0	?	-	-	-		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely			Positive or negative impact depending on how it is implemented	
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. 	--	Giving priority to car based transport would increase vehicle emissions, which would very negatively impact upon the health and well-being of the population of York. Such negative impacts would be permanent.	-	+	There would be both positive and negative, long term, and permanent impacts on this SA objective. Giving equal priority to car-based transport alongside public transport, walking and cycling will encourage continued use of the car, with associated negative impacts on human health from vehicle emissions. However, walking and cycling would improve health and well being of population of York.	+	By giving priority to walking and cycling, there will be long term and permanent positive impacts. In addition, this option will help to reduce vehicle use, which will in turn help to lower vehicle emissions. .
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. 	-	Continuing to give priority to car based transport would continue to exacerbate problems for those who don't have use of a car in relation to ensuring good access to education and training opportunities. There would therefore be negative and permanent long term impacts on this objective.	+		Giving equal priority to car-based and public transport, walking and cycling would have some positive impacts in relation to increasing public access to education and training. There would therefore be positive and permanent long term impacts on this objective.	+	Giving priority to public transport, walking and cycling will help to ensure equal access to education and training and thereby have permanent and positive long term impacts on this objective.
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. 	-	Local policies for new development giving priority to car-based transport might exclude those who don't own a car from access to employment opportunities and therefore not deliver a flexible workforce. This would have negative and permanent long term impacts on this objective.	+		Local policies for new development giving equal priority to car based and public transport, walking and cycling would help to ensure that the population of York has good access to new employment developments. This would help to deliver a flexible workforce and contribute to growth, and have positive and permanent long term impacts on this objective.	+	Local policies for new development giving priority to public transport, walking and cycling will help to increase access to jobs, which would help to deliver a flexible workforce and contribute to growth. This would have a positive and permanent long term impact upon this objective.
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; 	-	Giving priority to car based transport may increase inequality because of varying access to cars. Therefore there would likely to be negative permanent and long term	+		Giving equal priority to car-based and public transport, walking and cycling will have some positive impacts in relation to providing accessible services and facilities	+	Local policies for new development giving priority to public transport, as well as walking and cycling would help to ensure that people have equal access to services and thereby have positive and permanent,

KEY	++		+	0	?	-	-		+	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented			
		<ul style="list-style-type: none"> Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 		impacts on this objective.					and addressing issues of equality. There would therefore be some positive and permanent long term impacts on this objective.	long term impacts on this objective.
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. 	-	Giving priority to car based transport would be directly contrary to this SA objective and so would have significant, long term and permanent negative impacts.	-	+			Giving priority to the car, as well as to public transport, walking and cycling, will have both positive and negative, long term and permanent impacts on this objective.	++ Significant positive, permanent and long term impacts on this SA objective through giving priority to public transport, walking and cycling.
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. 	-	There would be significant, long term and permanent negative impacts from giving priority to car based transport on this objective.	-	+			Giving priority to the car, as well as to public transport, walking and cycling, will have positive and negative, long term and permanent impacts on this objective.	++ Significant positive, permanent and long term impacts on this SA objective from giving priority to public transport, walking and cycling.
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural	<ul style="list-style-type: none"> Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARS and SSSIs ; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	0	No significant impact/clear link.	0				No significant impact/clear link.	+ There are likely to be beneficial impacts on the conservation and enhancement of the natural environment through reductions in emissions, for example, as well as encouraging opportunities for interaction with nature through green infrastructure links.

KEY	++	+	0	?	-	-	-	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		Very negative impact likely	Positive or negative impact depending on how it is implemented
	environment							
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
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. 	0	No significant impact/clear link.	0	No significant impact/clear link.	+	The promotion of walking and cycling will assist with the preservation of fossil fuels.
12	Improve air quality	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	--	<p>There would be a significant, long term and permanent negative impacts from giving priority to car based transport on this objective.</p> <p>This option would be directly contrary to promoting a sustainable transport network to minimise use of the car.</p>	- +	<p>Giving equal priority to car-based and public transport, walking and cycling would have positive and negative, permanent and long term impacts on improving air quality. Car based transport would increase vehicle emissions, but public transport, walking and cycling would help reduce vehicle emissions.</p>	+	Giving priority to public transport, walking and cycling based transport would have permanent, long term, permanent and positive impacts on air quality across the City.

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
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. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
15	Protect and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
General			<p>Local policies giving priority to car based transport for new development would have significant adverse impacts upon the environment through increased vehicle emissions, and hence adverse impacts on air quality and climate change, as well for congestion and equality of access to services. This option would be directly contrary to some of the SA objectives, particularly for objectives 6 and 12.</p> <p>Local policies giving priority to both car based transport, and public transport and walking and cycling for new developments has both positive and negative, permanent and long term impacts. Car use has associated adverse environmental impacts, whereas prioritising public transport would have positive environmental impacts, as would walking and cycling, including positive impacts on human health. Promoting means of transport other than the car would also help to ensure a flexible workforce by ensuring that as many people as possible have access to employment opportunities.</p>					
Preferred Approach			<p>The environmental impacts of the preferred option are positive since this option will help to reduce vehicle use, which would impact positively on reducing vehicle emissions and have associated environmental benefits.</p> <p>There would be positive economic impacts from local policies for new development giving priority to public transport, walking and cycling. For new economic development this would ensure that as much of the population of York as possible has access to employment opportunities , which would help to deliver growth.</p> <p>There would be positive social impacts through more equality of access and improvements to human health through reductions in emissions.</p>					

KEY	++	+	0	?	-	--	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

Recommendations	The preferred approach has significantly greater sustainability benefits, with no adverse impacts, compared to the alternatives and is therefore recommended.
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23.3: Providing Transport Capacity to Accommodate Growth												
SA Objective			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).		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.	
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. 	-	Reliance upon increasing existing road capacity would have negative and permanent long term impacts. It would exacerbate problems for those who don't have a car by continuing to prevent access to housing choice.	-	Reliance upon new road capacity would have negative and permanent long term impacts. It would exacerbate problems for those who don't have a car by continuing to prevent access to housing choice.	?	Impacts on this objective are uncertain as the capacity of existing sustainable modes of transport is not clear, and whether this may impact upon access to housing choice.	+	Providing new infrastructure for sustainable modes of transport to support new development would have positive and permanent long term impacts upon this objective. It would help to increase access to housing choice.	+	This option will have positive, long term and permanent impacts upon this objective since it will help to increase access to housing choice.
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 through access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land 	-	Reliance upon increasing the existing road capacity would have negative impacts and be directly contrary to this objective. Such an approach would increase car use and vehicle emissions, which would adverse impacts upon the	-	Reliance upon new road capacity would have negative and permanent long term impacts. It would see an increase in vehicle emissions, which would have negative impacts on the health and well-being of York's	+	Increasing existing capacity for more sustainable modes of transport to support proposed levels of growth would have positive and permanent long term impacts upon this objective. It would help to minimise vehicle	+	Providing new infrastructure for sustainable modes of transport to support new development would have positive and permanent long term impacts upon this objective. It would help to minimise vehicle	+	Whilst this option could have both positive and negative long term and permanent impacts on this objective, on balance, this is likely to be positive as it provides a more rounded response to the

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely			Very negative impact likely			Positive or negative impact depending on how it is implemented	
		contamination/pollution does not pose unacceptable risks to health.		health and well-being of the population.		population.		use and in turn emissions, which would impact positively on the health and well-being of York's population.		use and in turn emissions, which would impact positively on the health and well-being of York's population.		complex issues of health and well-being through enhancing accessibility generally.
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. 	-	Reliance upon increasing existing road capacity would have negative and permanent long term impacts. It would exacerbate existing problems for those who don't have access to a car as a means of transport.	-	Reliance upon new road capacity would have negative and permanent long term impacts. It would exacerbate existing problems for those who don't have access to a car as a means of transport in terms of accessing education and training opportunities.	?	Impacts on this objective are uncertain as the capacity of existing sustainable modes of transport is not clear,, and whether this may impact upon access to training and education opportunities.	+	Providing new infrastructure for sustainable modes of transport to support new development would have a positive and permanent long term impact on this objective since it would provide better access to education, training and job opportunities.	+	This option would increase access to education and training, which would have positive and permanent long term impacts on this objective.
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. 	?	Reliance upon increasing existing road capacity would have uncertain impacts on this objective. Whilst York has a good public transport network, congestion in York is a problem and so it is uncertain what the economic impacts of increasing road capacity would be.	-	Reliance upon new road capacity would have negative and permanent long term impacts on this objective. It would exacerbate problems for those who don't have a car in relation to accessing job opportunities.	?	Impacts on this objective are uncertain as the capacity of existing sustainable modes of transport is not clear, and whether this may impact upon growth.	+	Providing new infrastructure for sustainable modes of transport to support new development would have a positive and permanent long term impact on this objective since it would help York to get moving and help to ensure that economic growth in York was not inhibited by congestion, both on roads and on existing public transport networks.	+	This option would help to increase access to jobs, which would help to deliver growth and have positive and permanent long term impacts on this objective.
5	Help	<ul style="list-style-type: none"> Address existing imbalances of equality, 	-	Reliance upon	-	Reliance upon new	+	Increasing existing	+	Providing new	+	This option would

KEY	++	+	0	?	-		-					
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely		Very negative impact likely	Positive or negative impact depending on how it is implemented				
	<p>deliver equality and access to all</p> <ul style="list-style-type: none"> deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 			<p>increasing existing road capacity would have negative and permanent long term impacts. It would exacerbate existing problems for those who don't have access to a car as a means of transport.</p>		<p>road capacity would have negative and permanent long term impacts. It would exacerbate existing access problems for those who don't have access to a car as a means of transport.</p>		<p>capacity for more sustainable modes of transport to support proposed levels of growth would have a positive and permanent long term impact on this objective. This approach would help to address inequality and exclusion by giving more people greater access to services/facilities.</p>		<p>infrastructure for sustainable modes of transport to support new development would have a positive and permanent long term impact on this objective. This approach would help to address inequality and exclusion by giving more people a means of travelling in and around York and the wider area, and give greater access to services/facilities.</p>	<p>help to deliver equality and access to all by helping to ensure that the whole of York's population can access housing, jobs, goods and services and leisure facilities etc. There would therefore be positive and permanent long term impacts on this objective.</p>	
6	<p>Reduce the need to travel and deliver a sustainable integrated transport network</p>	<ul style="list-style-type: none"> Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	--	<p>Reliance upon increasing the existing road capacity would have negative impacts and be directly contrary to this objective. Such an approach would increase car use and potentially increase congestion, which is already a problem for York at certain times. There would therefore be very negative and permanent long term impacts on this objective.</p>	-	<p>Providing new road capacity to accommodate traffic generated by new development would not reduce need to travel and would not minimise use of the car, which would be directly contrary to this objective. There would therefore be negative and permanent long term impacts on this objective.</p>	+	<p>Increasing existing capacity for more sustainable modes of transport to support proposed levels of growth would have a positive and permanent long term impact on this objective. Such an approach would help to increase use of sustainable modes of transport and reduce reliance upon the car and thereby help to deliver an integrated transport network and also reduce congestion.</p>	+	<p>Providing new infrastructure for sustainable modes of transport to support new development would have a positive and permanent long term impact on this objective. Such an approach would help to increase use of public transport and reduce reliance upon the car and thereby help deliver an integrated transport network and also reduce congestion.</p>	+	<p>This option would help to reduce the need to travel by delivering an integrated transport network, which would have positive and permanent long term impacts on this objective.</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented						
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. 	-	Reliance upon increasing the existing road capacity would have negative impacts and be directly contrary to this objective. Such an approach would increase car use and the resultant increase in vehicle emissions.	--	Provide new road capacity to accommodate traffic generated by new development could result in increased car use, with resultant increase in vehicle emissions which would be directly contrary and incompatible with this objective. There would therefore be very negative and permanent long term impacts upon this objective.	+	Increasing existing capacity for more sustainable modes of transport to support proposed levels of growth would help to reduce reliance upon the car and in turn reduce vehicle emissions. This approach would have permanent and positive long term impacts upon this objective.	+	Providing new infrastructure for sustainable modes of transport to support new development would help to reduce reliance upon the car and in turn reduce vehicle emissions. This approach would have permanent and positive long term impacts upon this objective.	+	-	This option will have both positive and negative long term and permanent impacts on this objective. On the one hand increasing existing and providing new road capacity would increase vehicle emissions, but provision for more sustainable modes of transport would reduce vehicle emissions and help combat climate change.
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. 	0	No significant impact/no clear link.	?	Impacts on this objective would be uncertain as it would depend upon the locations of new road capacity, such as roads, as to what impacts there may be on the natural environment.	+	Increasing existing capacity for more sustainable modes of transport to support proposed levels of growth would help to conserve the natural environment by avoiding the need to develop new transport infrastructure. This would have positive and permanent long term impacts on this objective.	?	Impacts on this objective would be uncertain as it would depend upon the locations of new transport infrastructure as to what impacts there would be on the natural environment.	?		Impacts on this objective would be uncertain as it would depend upon the locations of new road capacity and new infrastructure for sustainable modes of transport as to how this may impact on the natural environment.
9	Use land resources efficiently and safeguard their	<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; 	0	No significant impact/no clear link.	?	Impacts upon this objective are uncertain. There may be opportunities to re-use PDL/remediate	+	Increasing existing capacity for more sustainable modes of transport to support proposed levels of growth	?	Impacts upon this objective are uncertain. There may be opportunities to re-use PDL/remediate	?		Impacts on this objective would be uncertain as it would depend upon the locations of new road capacity

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Very negative impact likely	Very negative impact likely	Very negative impact likely	Very negative impact likely	Very negative impact likely	
	quality	<ul style="list-style-type: none"> Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 											
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant impact/no clear link	0	No significant impact/no clear link	0	No significant impact/no clear link	0	No significant impact/no clear link	0	No significant impact/no clear link	No significant impact/no clear link
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. 	0	No significant impact/no clear link	-	Additional road capacity could see an increase in resource use, which would have negative impacts upon this objective	+	Increasing existing capacity for more sustainable modes of transport to support proposed levels of growth would help to reduce the need for new transport infrastructure and the associated resource use. There will therefore be positive and permanent long term impacts upon this objective.	-	Providing new infrastructure for sustainable modes of transport to support new development could see an increase in resource use, which would have negative impacts upon this objective.	-	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.	

KEY	++	+	0	?	-	---							
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented						
12	Improve air quality	<ul style="list-style-type: none"> Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 	--	<p>Reliance upon increasing the existing road capacity would have negative impacts and be directly contrary to this objective. Such an approach would increase car use and the resultant increase in vehicle emissions. This would have adverse impacts upon air quality, particularly given that York already has problems with Air Quality in AQMAs.</p> <p>There would therefore be very negative and permanent long term impacts upon this objective.</p>	--	New road capacity would see an increase in car use which would have very negative, permanent and long term impacts upon air quality.	+	Increasing existing capacity for more sustainable modes of transport to support proposed levels of growth would help to reduce reliance upon the car and in turn reduce vehicle emissions. This would have positive and permanent long term impacts on improving air quality.	+	Providing new infrastructure for sustainable modes of transport to support new development would help to reduce reliance upon the car and in turn reduce vehicle emissions. This would have positive and permanent long term impacts on improving air quality.	+	-	This option will have both positive and negative long term and permanent impacts on this objective. On the one hand increasing existing and providing new road capacity would increase vehicle emissions, but provision for more sustainable modes of transport would reduce vehicle emissions and so there would be positive and negative impacts on air quality.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	No significant impact/no clear link	+	It is assumed that any new road capacity in York would not be in areas at risk of flooding, or that mitigation would be provided to minimise flood risk and so on this basis there would be positive and permanent long term impacts on this objective.	0	No significant impact/no clear link.	+	It is assumed that new infrastructure for sustainable modes of transport would not be located in areas at risk of flooding, or that mitigation would be provided to minimise flood risk and so on this basis there would be positive and permanent long term impacts on this	+		It is assumed that new road capacity and infrastructure for sustainable modes of transport would not be located in areas at risk of flooding, which would have positive and permanent long term impacts upon this objective.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented					
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. 	0	No significant impact/no clear link	I	This option could have a positive or negative impact depending upon implementation. New road infrastructure could conserve or enhance York's historic environment, cultural heritage, character and setting or have adverse impacts depending upon the detail of proposals.	0	No significant effects/no clear link	I	objective. This option could have a positive or negative impact depending upon implementation. New infrastructure for sustainable modes of transport could conserve or enhance York's historic environment, cultural heritage, character and setting or have adverse impacts depending upon the detail of proposals.	I	This option would have a positive or negative impact depending upon implementation. Impacts of new roads capacity and infrastructure could conserve or enhance York's historic environment, cultural heritage, character and setting or have adverse impacts depending upon the detail of proposals.
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	No significant impact/no clear link	I	This option could have a positive or negative impact depending upon implementation. New road infrastructure could protect and enhance York's natural and built landscape or have adverse impacts, depending upon the detail of proposals.	0	No significant effects/no clear link	I	This option could have a positive or negative impact depending upon implementation. New infrastructure for sustainable modes of transport could conserve and enhance York's natural and built landscape or have adverse impacts, depending upon the detail of proposals.	I	This option would have a positive or negative impact depending upon implementation. Impacts of new roads capacity and infrastructure could conserve or enhance York's natural and built environment.
General			<p>Option 1 generally has adverse impacts, which would be expected, given the conflict between increased car use and the adverse environmental impacts resulting from this. Option 2 has similarly adverse impacts since this would also see an increase in car use, which would not be good for the environment. These options may also have negative impacts upon the economy and for housing, since they would exacerbate existing problems in relation to car ownership, in relation to things like inequality and access to training opportunities.</p> <p>Option 3 has some positive impacts, particularly in relation to the environment since it would help to reduce reliance upon the car. However, there are also some uncertainties with this objective, particularly in relation to jobs and growth, since it is uncertain how much extra capacity the existing transport system could accommodate, and thereby whether this might constrain growth, access to new housing etc...</p>									

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

	Option 4 would have a number of positive impacts. New infrastructure for sustainable modes of transport would benefit the environment through reducing reliance upon the car, and thereby reducing vehicle emissions, with resultant environmental benefits. It would help to avoid the need for road infrastructure which could help to protect the environment. This option would help to reduce congestion, which has been highlighted as a problem in York at certain times, ensuring that growth was not constrained by this.
Preferred Approach	<p>The preferred approach will have positive impacts in relation to the housing and economic objectives, since it will help to maximise access to housing and jobs through transport. It will also help to ensure that growth in York is not restricted by congestion.</p> <p>There will be a mixture of positive and negative environmental impacts since this preferred approach will encourage greater use of sustainable modes of transport, but will also increase car use, which has associated adverse environmental impacts.</p> <p>The preferred approach has positive social impacts as it will help to maximise access to jobs, goods and services, and recreational facilities. This approach will also improve the health and well-being of York's population through promotion of sustainable modes of transport.</p>
Recommendations	It is recommended for the preferred option that the policy includes mitigation to combat the uncertainties with regards 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. The policy also needs to mitigate for the negative impacts on resource use resulting from new roads and sustainable transport infrastructure.

23.4: Determining Areas for Development and Associated Transport Needs								
SA Objective			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		Option 3: Provide detailed local criteria/site allocations to guide transport related development	
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	No significant effect/no clear link.	+	There is an opportunity to ensure that new development is adequately related to and served by, public transport to encourage more sustainable travel patterns.	+	There is an opportunity to ensure that new development is adequately related to and served by, public transport to encourage more sustainable travel patterns.
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 			?	It is uncertain whether generic criteria/site allocations would include consideration of factors such as air quality. Impacts on this objective are therefore uncertain.	+	Detailed local criteria/site allocations to guide transport related development would seek to avoid locating development where environmental circumstances could negatively

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		access to leisure opportunities (walking / cycling) <ul style="list-style-type: none"> Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 					impact on people's health. This would have a positive and permanent long term impact upon the health/well-being of York's population.	
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
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. 	+	The NPPF requires that the transport system needs to be balanced in favour of sustainable transport modes, giving people choice about how they travel and also about maximising access to travel. This would help to ensure that there is good access to services and facilities and have a positive and permanent long term impact on this objective.	?	It is uncertain whether generic criteria/site allocations would include consideration of the need to ensure that transport related development is easily accessible.	+	Detailed local criteria /site allocations to guide transport related development would seek to ensure that transport related development was in accessible locations and thereby have a positive and permanent long term impact on this objective.
6	Reduce the need to travel and deliver a	<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; 	+	NPPF requires that <i>'planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths</i>	?	It is uncertain whether generic criteria/site allocations in relation to new transport development would have sufficient detail to ensure fulfilment of	+	Detailed local criteria /site allocations to guide transport related development will help to ensure that transport related

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	sustainable integrated transport network	<ul style="list-style-type: none"> Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 		<i>for employment, shopping, leisure, education and other activities.</i> The NPPF also recognises that transport policies have an important role to play in facilitating sustainable development and to <i>'support a pattern of development which facilitates the use of sustainable modes of transport'</i> . Such requirements would have a positive and permanent long term impact on this objective.		this objective.		development is easily accessible and helps to reduce the need to travel, and contributes to a sustainable integrated transport network. This would have positive and permanent long term impacts on this objective.
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
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. 	+	The NPPF seeks to conserve and enhance the natural environment through a range of measures and that land with the least environmental value should be allocated for new development. These requirements will have a positive and permanent long term impact on this objective.	?	It is uncertain whether generic criteria/site allocations would include consideration of factors such as protection of the natural environment.	+	It is assumed that detailed local criteria /site allocations to guide transport related development would ensure that the natural environment was not adversely affected. On this basis there would be a positive and permanent long term impact on this objective.
9	Use land resources efficiently and safeguard	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; 	+	The NPPF seeks to conserve and enhance the natural environment and to re-use PDL, remediate derelict land where appropriate and to allocate land with the least environmental value for	?	It is uncertain whether generic criteria/site allocations would include consideration of factors such as the need to re-use PDL, or to safeguard agricultural land etc...	+	It is assumed that detailed local criteria /site allocations to guide transport related development would seek to re-use PDL where possible, prevent any pollution

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	their quality	<ul style="list-style-type: none"> Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 		development. These requirements will have a positive and permanent long term impact on this objective.				which may arise from such development contaminating the land, and to protect land such as agricultural and allotments. There would therefore be positive and permanent long term impacts upon this objective.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
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. 	0	No significant effect/no clear link.	+	Criteria which encourage public transport development and use would contribute to the preservation of finite resources.	+	Criteria which encourage public transport development and use would contribute to the preservation of finite resources
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. 	+	The NPPF seeks to meet the challenge of climate change and requires that local planning authorities should ' <i>plan for new development in locations and ways which reduce greenhouse gas emissions</i> '. This will have positive and permanent long term impacts on improving air quality.	?	It is uncertain whether generic criteria/site allocations would include consideration of factors such as the need to locate development where it could negatively impact on air quality or away from areas of poor air quality.	+	Detailed local criteria /site allocations to guide transport related development could seek to locate development where it would not adversely impact air quality, or to be located in areas of existing poor air quality, unless there was mitigation to combat any adverse impacts. On this basis there would be a positive and permanent long term impact on this objective.
13	Minimise flood risk and reduce	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; 	+	In relation to flood risk the NPPF requires that development should be directed away from areas at highest risk of	?	It is uncertain whether generic criteria/site allocations would include consideration of factors such as flood	+	It is assumed that detailed local criteria /site allocations to guide transport related development

KEY	++	+	0	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	the impact of flooding to people and property in York	<ul style="list-style-type: none"> Deliver or incorporate through design sustainable urban drainage systems (SuDs). 		flooding, but where development is necessary to ensure that it can be made safe without increasing flood risk elsewhere. These requirements would have a positive and permanent long term impact on this objective.		risk and the need to ensure that development location and design does not negatively impact on flood risk.		would seek to locate development away from areas of flood risk, which would have a positive and permanent long term impact on this objective.
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. 	+	The NPPF seeks to conserve and enhance the historic environment which would mirror the approach of this objective and have permanent and positive long term impacts on this objective.	?	It is uncertain whether generic criteria/site allocations would include consideration of factors such as the need to avoid adverse impacts on York's historic environment.	+	It is assumed that detailed local criteria /site allocations to guide transport related development would seek to avoid adverse impacts upon York's historic environment.
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. 	+	The NPPF seeks to conserve and enhance the natural environment through a range of measures and that land with the least environmental value should be allocated for new development, and to seek to avoid development in areas of high landscape value. These requirements will have a positive and permanent long term impact on this objective.	?	It is uncertain whether generic criteria/site allocations would include consideration of factors including the need to protect areas of landscape value, and other land such as geologically important sites.	+	It is assumed that detailed local criteria /site allocations to guide transport related development would seek to locate development away from areas of landscape value, and to avoid geologically important sites. On this basis there would be a positive and permanent long term impact on this objective.
General		<p>Option 1 has positive impacts on the SA objectives since the NPPF mirrors the approach of a number of the SA objectives. No adverse impacts were identified from this option, although it is recognised that NPPF does not include the level of detail that the preferred approach does and cannot therefore take account of particular local issues affecting York.</p> <p>Option 2 has largely uncertain impacts as it is uncertain whether generic local criteria/site allocations would include sufficient detail to factor in considerations such as protection of the environment, minimising flood risk, avoiding development that would adversely impact upon the health and well-being of the population, protection of the landscape etc..</p>						
Preferred Approach		<p>The preferred option has a number of positive impacts. It is assumed that detailed local criteria/site allocations would include sufficient detail to ensure that there were no adverse environmental impacts from new transport related development, or if environmental impacts were unavoidable to include adequate mitigation.</p> <p>Social impacts from this option are positive since it is assumed that detailed local criteria/site allocations to guide transport related development would ensure that there is good access to new transport infrastructure and that it is not located where they may be adverse impacts upon human health.</p> <p>There are no significant impacts/clear link on the economic objectives from this option.</p>						
Recommendations		<p>The preferred approach has significantly greater sustainability benefits, with no adverse impacts, compared to the alternatives and is therefore recommended.</p>						

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

23.5: Demand management - CAR PARKING PROVISION

SA Objective			Option 1: Adopt a maximum level of car parking provision		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	
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	No significant effect/no clear link	0	No significant effect/no clear link
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. 	0	No significant effect/no clear link	0	No significant effect/no clear link
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.
4	Create jobs	<ul style="list-style-type: none"> Help deliver conditions for business 	0	No significant effect/no clear link.	0	No significant effect/no clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	and deliver growth of a sustainable , low carbon and inclusive economy	<ul style="list-style-type: none"> • 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. 	0	No significant effect/no clear link.		0	No significant effect/no clear link.
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. 	+	Having a maximum level of parking provision would help to discourage the use of the car, and in turn encourage use of sustainable forms of transport. This option would also help to encourage new developments to be accessible by public transport rather than the car. There would therefore be positive and permanent long-term impacts on this objective.		I	Adopting this approach to car parking provision could see an increase or decrease in car use, depending upon the specifics of the policy and how it was implemented. Impacts could therefore be positive or negative.
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. 	+	Having a maximum level of parking provision would help to discourage use of the car, which would have benefits in helping to reduce vehicle emissions. There would therefore be positive and permanent long term impacts on this objective.		I	Adopting this approach to car parking provision could see an increase or decrease in car use, depending upon the specifics of the policy and how it was implemented. Impacts could therefore be positive or negative depending upon levels of vehicle use and subsequent emissions.
8	Conserve	<ul style="list-style-type: none"> • Protect and enhance international and 	0	No significant effect/no clear link		0	No significant effect/no clear link.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; <ul style="list-style-type: none"> • Protect and enhance locally important nature conservation sites (SINCs); • Create new areas or site of bio-diversity / geodiversity value; • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment. 					
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. 	0	No significant effect/no clear link.		0	No significant effect/no clear link.
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	No significant effect/no clear link.		0	No significant effect/no clear link.
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. 	0	No significant effect/no clear link.		0	No significant effect/no clear link.
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); 	+	Having a maximum level of parking provision would help to discourage use of the car, which would in turn help to lower vehicle emissions. This would have resultant positive and permanent long term impacts upon air quality across York. This would be of particular benefit given there are problems with air quality in certain parts of York.		I	Adopting this approach to parking provision could have positive or negative impacts on air quality depending upon how the option was implemented. Car use could either be encouraged or discouraged depending on the flexibility within the approach to parking.

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car. 					
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
15	Protect and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
General			Adopting a maximum level of parking provision would have environmental benefits since it would help to discourage car use, which would help to reduce vehicle emissions' having positive impacts on climate change and air quality. Such an option would also encourage use of				

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

	sustainable modes of transport, which would also have some positive environmental impacts. There is no significant effect/no clear link for the majority of the other SA objectives.
Preferred Approach	The preferred option has the potential to have both positive and negative impacts depending upon how a flexible approach to parking is implemented. This approach has the potential to encourage or discourage car use, which could either have positive or negative impacts on the environment, depending upon the specifics of implementing a flexible approach to parking. There are no significant effects/no clear links in relation economic and social impacts.
Recommendations	It is recommended that the preferred option includes mitigation to account for potential adverse impacts on the environment through increased car use, if car parking levels were increased.

23.6: Demand Management – TRAVEL PLANNING						
SA Objective			Option 1: Require all new developments to consider demand management (e.g. travel plans)		Option 2: Require only major development to consider demand management (e.g. travel plans)	
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.
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 through access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	+	Requiring all new developments to consider demand management will help to reduce the need to travel and the mode of travel, and have positive and permanent long term impacts upon the health and well-being of York’s population.	+	Requiring major developments to consider demand management will help to reduce the need to travel and the mode of travel and have positive and permanent long term impacts upon the health and well-being of York’s population.
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.
4	Create jobs and deliver growth of	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; 	0	No significant effect/no clear link.	0	No significant effect/no clear link.

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> 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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
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. 	+	Requiring all new developments to consider demand management will help to reduce the need to travel and the mode of travel, which will have positive and permanent long term impacts upon this objective.	+	Requiring major developments to consider demand management will help to reduce the need to travel and the mode of travel, which will have positive and permanent long term impacts upon improving air quality in York.	
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. 	+	Requiring all new developments to consider demand management will help to reduce the need to travel and the mode of travel, and in turn reduce greenhouse gas emissions which will have positive and permanent long term impacts upon this objective.	+	Requiring major developments to consider demand management will help to reduce the need to travel and the mode of travel, and in turn reduce greenhouse gas emissions which will have positive and permanent long term impacts upon improving air quality in York.	
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
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. 	+	Requiring all new developments to consider demand management will help to reduce the need to travel and the mode of travel, and in turn reduce vehicle emissions which will have positive and permanent long term impacts upon improving air quality in York.	+	Requiring major developments to consider demand management will help to reduce the need to travel and the mode of travel, and in turn reduce vehicle emissions which will have positive and permanent long term impacts upon improving air quality in York.	
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
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. 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value 	0	No significant effect/no clear link.	0	No significant effect/no clear link.	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		<ul style="list-style-type: none"> Conserve 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. 					
General				Option 1 would have positive environmental impacts since it would help to reduce the need to travel and the mode of travel, this in turn would reduce vehicle emissions and greenhouse gas emissions. This would also impact positively on the health and well being of York's population as it would help to improve air quality in York.			
Preferred Approach				The preferred option will have positive impacts upon the environment since it will help to reduce the need to travel and the mode of travel. This will in turn help to reduce vehicle and greenhouse gas emissions. There will be positive social impacts from requiring all new developments to consider demand management, since it will help to improve air quality through less reliance upon the car, which will have positive impacts on the health and well-being of York's population. There is no significant effect/clear link in relation to the economic objectives.			
Recommendations				As the preferred approach has no negative impacts, no mitigation is considered necessary.			

23.7: Transport Infrastructure to Mitigate Local Impacts of Development						
SA Objective			Option 1: Require all new developments to contribute to off-site transport infrastructure to mitigate the impacts of the development		Option 2: Require only major developments to contribute to off-site transport infrastructure to mitigate the impacts of development	
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.
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. 	?	Requiring all new development to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the locations of such infrastructure as to what impacts there may be on this objective.	?	Requiring only major developments to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the locations of such infrastructure as to what impacts there may be on this objective.
3	Improve	<ul style="list-style-type: none"> Provide good education and training opportunities for all; 	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	education, skills development and training for an effective workforce	<ul style="list-style-type: none"> Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 					
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.	
5	Help deliver equality and access to all	<ul style="list-style-type: none"> Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.	
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. 	+	Requiring all new development to contribute to off-site transport infrastructure to mitigate the impacts of development will help to deliver more sustainable transport networks and have permanent and positive long term impacts upon this objective.	+	Requiring only major developments to contribute to off-site transport infrastructure will help to deliver more sustainable transport networks, which will have permanent and positive long term impacts upon this objective.	
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. 	+	Requiring all new development to contribute to off-site transport infrastructure to mitigate the impacts of development will help to reduce vehicle emissions, which will have permanent and positive long term impacts upon this objective.	+	Requiring only major developments to contribute to off-site transport infrastructure will help to reduce vehicle emissions, which will have permanent and positive long term impacts upon this objective.	
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and	<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. 	?	Requiring all new development to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.	?	Requiring only major developments to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	connected natural environment						
9	Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	?	Requiring all new development to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.	?	Requiring only major developments to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.	
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. 	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.	
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. 	+	Requiring all new development to contribute to off-site transport infrastructure to mitigate the impacts of development will help to deliver more sustainable transport networks, and in turn to reduce vehicle emissions, which will have permanent and positive long term impacts upon this objective.	+	Requiring only major developments to contribute to off-site transport infrastructure will help to deliver more sustainable transport networks, and in turn to reduce vehicle emissions, which will have permanent and positive long term impacts upon this objective.	
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.	
14	Conserve or enhance York's historic environment, cultural heritage, character and	<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 	?	Requiring all new development to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.	?	Requiring only major developments to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	setting	Characteristics of the City as identified in the Heritage Topic Paper.					
15	Conserve and enhance York's natural and built landscape	<ul style="list-style-type: none"> Preserve or enhance the landscape including areas of landscape value Conserve 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. 			?	Requiring all new development to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.	?
General					<p>This option has some positive impacts since it will help to mitigate local impacts of development and to help reduce the need to travel, which will have positive impacts in respect of climate change and reducing vehicle emissions.</p> <p>There are also some uncertain impacts in relation to the environment, as it would depend upon the location of off-site transport infrastructure as to what impacts there may be on the natural environment, the historic environment and the natural and built landscape.</p>		
Preferred Approach					<p>This option has some positive environmental impacts since it will help to mitigate local impacts of development and to help reduce the need to travel, which will have positive impacts in respect of climate change and reducing vehicle emissions.</p> <p>There are also some uncertain impacts in relation to the environment, as it would depend upon the location of off-site transport infrastructure as to what impacts there may be on the natural environment, the historic environment and the natural and built landscape.</p> <p>There are no significant effects/no clear links in relation to the economic objectives.</p> <p>Social impacts will be positive since the preferred option will help to mitigate the local impacts of major development.</p>		
Recommendations					It is recommended that the preferred option includes mitigation to ensure that any off-site transport infrastructure does not adversely impact upon the environment.		

Section 24: Communications Infrastructure

24.1: Communications Infrastructure							
SA Objective			Option 1: Rely of NPPF to guide communications infrastructure		Option 2: Provide a local policy guide to communications infrastructure		
1	To meet the diverse housing needs of the	<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; 	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.	

KEY	++	+	0	?	-	Very negative impact likely	I
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	population in a sustainable way.	<ul style="list-style-type: none"> 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. 					
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. 	I	NPPF states that existing masts, buildings and other structures should be used, unless the need for a new site has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites, which could be visually intrusive and affect people's health and well being. NPPF does not give any direction with regard to the removal of communications equipment where it ceases to be operational.	+	This option should reduce the risk of the proliferation of new sites and therefore, have a positive impact. This option should also allow for the removal of equipment should it cease to be operational, particularly where it is visually intrusive..	
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. 	+	NPPF states that advanced, high quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and facilities. Provision of high quality communications infrastructure can enable more home-working and remote access to education and training opportunities. It may also play a key role in supporting the future of York's universities by ensuring connectivity to communications infrastructure. Overall this should have a positive influence in contributing to a highly skilled and effective workforce in the long-term.	+	High quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and facilities. Provision of high quality communications infrastructure can enable more home-working and remote access to education and training opportunities . It may also play a key role in supporting the future of York's universities by ensuring connectivity to communications infrastructure. Overall this should have a positive influence in contributing to a highly skilled and effective workforce in the long-term.	
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. 	+	NPPF states that advanced, high quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and facilities. Provision of high quality communications infrastructure can enhance global business connectivity, particularly for the knowledge based and science sectors of York's economy. The provision of high quality communications infrastructure can also widen the workforce catchment by enabling home-working and other remote working.	+	High quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and facilities. Provision of high quality communications infrastructure can enhance global business connectivity, particularly for the knowledge based and science sectors of York's economy. The provision of high quality communications infrastructure can also widen the workforce catchment by enabling home-working and other remote working.	

KEY	++	+	0	?	-	---	I
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
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. 	+	NPPF states that advanced, high quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and facilities. The provision of high quality communications infrastructure can widen the workforce catchment by enabling home-working and other remote working. It can also provide remote access to local services and facilities. NPPF also states that existing masts, buildings and other structures should be used, unless the need for a new site has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites, thereby harming the amenity of residential areas. NPPF does not give any direction with regard to the removal of communications equipment where it ceases to be operational.	+	High quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and facilities. The provision of high quality communications infrastructure can widen the workforce catchment by enabling home-working and other remote working. It can also provide remote access to local services and facilities. This option expressly states that proposals for high quality communications infrastructure will be supported where it is located at an existing mast or transmission site, where it is technically and operationally feasible. This should require stronger justification for proving doing so is not feasible and thus requiring new sites to be provided. This should reduce the risk of the proliferation of new sites and therefore, have a positive impact. This option also states that consideration will be given to the removal of equipment that ceases to be operational, particularly where it is visually intrusive	
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. 	+	The NPPF supports the installation of high quality communications infrastructure to support business and investment. The provision of high quality communications infrastructure can enable more home working and other remote working, thereby reducing the need to travel to work. Whilst this won't deliver transport infrastructure or contribute to its enhancement, it is likely to have an overall positive effect on reducing the need to travel.	+	The effects of this approach are similar to this set out for option1. This approach is likely to be able to identify improvements required to deliver a high quality network and to enable more people to work from home and educate their commute to work. This would have an overall positive effect on this objective.	
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. 	I	The provision of high quality communications infrastructure can enable more home working and other remote working, thereby reducing the need to travel to work and associated motor vehicle carbon dioxide emissions. However, if home and remote working is encouraged, the cumulative impacts of individual household's carbon dioxide emissions may increase, reducing the amount offset unless suitable household insulation measures are put in place to reduce energy use. Conversely, energy savings may be made in offices through people working at home. This is likely to depend upon implementation	I	The provision of high quality communications infrastructure can enable more home working and other remote working, thereby reducing the need to travel to work and associated motor vehicle carbon dioxide emissions. However, if home and remote working is encouraged, the cumulative impacts of individual household's carbon dioxide emissions may increase, reducing the amount offset unless suitable household insulation measures are put in place to reduce energy use. Conversely, energy savings may be made in offices through people working at home. This is likely to depend upon implementation.	
8	Conserve or enhance green infrastructure , bio-	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; 	I	NPPF states that existing masts, buildings and other structures should be used, unless the need for a new site has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new	+	This option expressly states that proposals for high quality communications infrastructure will be supported where it is located at an existing mast or transmission site, where it is technically and operationally feasible. This should require stronger justification for proving doing so is not feasible and	

KEY	++	+	0	?	-	Very negative impact likely	I
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> • Conserve or 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. 		sites, thereby harming the amenity of residential areas. NPPF does not give any direction with regard to the removal of communications equipment where it ceases to be operational.			thus requiring new sites to be provided. This should reduce the risk of the proliferation of new sites and therefore, have a positive impact.
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; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective.	0	There is no clear link between this alternative and the objective.	
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	0	There is no clear link between this alternative and the objective.	0	There is no clear link between this alternative and the objective.	
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. 	0	There is no clear link between this alternative and the objective.	0	There is no clear link between this alternative and the objective.	
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 	I	<p>The provision of high quality communications infrastructure can enable more home working and other remote working, thereby reducing the need to travel to work and associated motor vehicle carbon dioxide emissions. However, if home and remote working is encouraged, the cumulative impacts of individual household's carbon dioxide emissions may increase, reducing the amount offset unless suitable household insulation measures are put in place to reduce energy use. Conversely, energy savings may be made in offices through people working at home.</p> <p>This is likely to depend upon implementation</p>	I	<p>The provision of high quality communications infrastructure can enable more home working and other remote working, thereby reducing the need to travel to work and associated motor vehicle carbon dioxide emissions. However, if home and remote working is encouraged, the cumulative impacts of individual household's carbon dioxide emissions may increase, reducing the amount offset unless suitable household insulation measures are put in place to reduce energy use. Conversely, energy savings may be made in offices through people working at home.</p> <p>This is likely to depend upon implementation.</p>	

KEY	++	+	0	?	-	---	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		future occupants/users; <ul style="list-style-type: none"> Promote sustainable and integrated transport network to minimise the use of the car. 					
13	Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	0	There is no clear link between this alternative and the objective.	0	There is no clear link between this alternative and the objective.	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	1	NPPF states that existing masts, buildings and other structures should be used, unless the need for a new site has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites. NPPF also states that where new sites are required they should be sympathetically designed and camouflaged where appropriate. However the local interpretation of this may be such that the appropriate sympathetic design or camouflaging may not be employed, which could be visually intrusive damaging to York's historic environment, cultural heritage, character and setting.	+	This option should reduce the risk of the proliferation of new sites and therefore, have a positive impact. This option also states that infrastructure will only be supported where it is of an appropriate scale, it is sited and designed to minimise its impact on visual amenity and there are no demonstrable adverse impacts that outweigh the benefits of the scheme particularly in areas of sensitivity.	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve 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. 	1	NPPF states that existing masts, buildings and other structures should be used, unless the need for a new site has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites. NPPF also states that where new sites are required they should be sympathetically designed and camouflaged where appropriate. However the local interpretation of this may be such that the appropriate sympathetic design or camouflaging may not be employed, which could be visually intrusive damaging to York's historic environment, cultural heritage, character and setting.	+	This option should reduce the risk of the proliferation of new sites and therefore, have a positive impact. This option also states that infrastructure will only be supported where it is of an appropriate scale, it is sited and designed to minimise its impact on visual amenity and there are no demonstrable adverse impacts that outweigh the benefits of the scheme particularly in areas of sensitivity.	
General			Both options should have a positive impact for strengthening York's economy, enabling access to services and reducing the need to travel.				
			Appraisal option 1 shows that although the NPPF generally covers the issue, particularly with regard to the 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 how it is implemented.				

KEY	++	+	0	?	-	---	I
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	Appraisal Option 2 expressly states that proposals for high quality communications infrastructure will be supported where it is located at an existing mast or transmission site, where it is technically and operationally feasible. This should require stronger justification for proving doing so is not feasible and thus requiring new sites to be provided. This should reduce the risk of the proliferation of new sites and therefore, have a positive impact. Appraisal option 2 should also encourage the removal of such equipment once it has ceased to be operational						
Preferred Approach	Option 2: Specify local criteria for the provision and siting of communications infrastructure <ul style="list-style-type: none"> This would have a positive impact on economic objectives through supporting high quality communications infrastructure to improve York's connectivity to wider markets as well as widening the workforce catchment area through home-working and other remote working. This would also have a positive impact on social and environmental objectives as it would enable more people to access education, training and employment opportunities as well as local services and facilities. Also the risk of proliferation of sites for communications infrastructure is minimised. 						
Recommendations	None						

Section 25: Infrastructure and Developer Contributions

25.1: Infrastructure							
SA Objective			Option 1: Do not require physical, social and economic infrastructure to be in place prior to development		Option 2: Require physical, social and economic infrastructure to be in place prior to development		
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. 	I	<p>This is likely to have a negative impact on housing delivery because infrastructure is key to enable delivery of some of the housing sites, particularly the strategic sites over 5ha and in terms of transport connectivity. Delivery of some strategic infrastructure may be necessary prior to some of the housing sites coming forward for development and could delay their implementation/construction.</p> <p>However, an approach could be taken to prioritising infrastructure necessary to enable the efficient and effective delivery of phased development as appropriate.</p>	I	<p>This may be positive for the development communities on sites and enable housing sites to be delivered.</p> <p>However, it may be impractical to deliver all infrastructure requirements prior to the full site and may be pursued as part of the overall phasing. An approach could be taken to prioritising infrastructure necessary to enable the efficient and effective delivery of phased development as appropriate.</p>	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
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. 	-	The impact of this is likely not to be significant given that the main demand for services will be after the development has taken place. However, should there be a lag in the provision of openspace or health facilities, this could result in a deficit in the short-term post development.	+	The impact of this is likely not to be significant given that the main demand for services will be after the development has taken place. However, having infrastructure in place prior to development would avoid a lag time ensuring that prospective residents have facilities encouraging healthy lifestyles from the outset	
3	Improve education, skills development and training for an effective workforce	<ul style="list-style-type: none"> Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all. 	-	<p>This is likely to enable opportunities through the construction phasing of infrastructure/ development to deliver training opportunities.</p> <p>However, in order maximise opportunities for education, all infrastructure commensurate with the level of development would need to be in place and ready to function to ensure that adequate facilities are available and undue pressure is not put on other facilities as a result of the development.</p>	+	<p>In order maximise opportunities for education, all infrastructure commensurate with the level of development would need to be in place and ready to function to ensure that adequate facilities are available and undue pressure is not put on other facilities as a result of the development.</p> <p>This approach is likely to therefore have the most positive long-term gain for improving education, skills and training.</p>	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<ul style="list-style-type: none"> Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 	+ -	<p>This is likely to have a negative impact on employment delivery because infrastructure is key to enable delivery of some of the employment sites, particularly the strategic sites over 5ha and in terms of transport connectivity. Delivery of some strategic infrastructure may be necessary prior to some of the employment sites coming forward for development and could delay their implementation/ construction.</p> <p>Further more, the costs associated with bringing forward all forms of infrastructure can be high and may affect the viability of a scheme. However, phasing of the site in line with available infrastructure could provide developers with more time to source further funding for the infrastructure required to deliver later phases.</p>	+ -	<p>This approach is likely to benefit the economy to ensure that infrastructure is in place to support all forms of business within the city.</p> <p>However, the costs associated with bringing forward all forms of infrastructure can be high and may affect the viability of both individual schemes and development in areas of the city to enable suitable infrastructure to be in place prior to development. Funding resources may not be able to meet this requirement up front prior to other development coming forward or to demonstrate need requirements.</p> <p>This approach would require a detailed understanding of what the scheme needs in order to be delivered providing developers with certainty of the funding they will need to allocate to infrastructure provision to service the site and mitigate its impacts. The approach may benefit from prioritising infrastructure critical to support economic growth/sites development to enable long-term delivery.</p>	

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
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. 	O	The impact of this is likely not to be significant given that the main demand for services will be after the development has taken place. However, should there be a lag in the provision of openspace or health facilities, this could result in a deficit in the short-term post development.	O	The impact of this is likely not to be significant given that the main demand for services will be after the development has taken place. However, having infrastructure in place prior to development would avoid a lag time ensuring that prospective residents have facilities encouraging healthy lifestyles from the outset		
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. 	I	<p>Transport infrastructure is key to enable delivery of sites, particularly the strategic sites over 5ha which would require significant improvements to public transport services and infrastructure and increases in highway capacity. Furthermore, the impact will increase in line with development given that the main demand for services will be after it has built. Whilst the majority of developments may have some access to transport, it will be important to plan, particularly for the strategic sites to ensure that there are alternatives to the car. Should this not be in place alongside new development, this may result in poor transport provision and encourage non sustainable travel behaviour.</p> <p>There are high costs implications to delivering transport infrastructure that is critical to enabling the development to be viable and deliverable. However, phasing of the site in line with available infrastructure could provide developers with more time to source further funding for the infrastructure required to deliver later phases.</p>	I +	<p>This would be positive to ensure that sustainable modes of transport and ways to minimise using the car are in place as soon as the development is commenced. Successful connections to other locations will be vital to meet accessibility as well as social, environmental and economic objectives. The impact of this is likely not to be significant given that the main demand for services will be after the development has taken place.</p> <p>There are high costs implications to delivering transport infrastructure that is critical to enabling the development to be viable and deliverable. However, phasing of the site in line with available infrastructure could provide developers with more time to source further funding for the infrastructure required to deliver later phases.</p> <p>Furthermore, the impact will increase in line with development given that the main demand for services will be after it has built. Using this approach should encourage as far as possible infrastructure to be in place to encourage sustainable travel behaviour as soon as the development is commenced.</p>		
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 	?	<p>The effects on climate change objectives would depend on the type of renewable energy technologies as well as other schemes to be on the development. Renewable energy schemes for wind and solar would not necessarily need to be installed prior to development. Where more comprehensive schemes wish to incorporate combined heat and power (CHP) or geothermal schemes this infrastructure would need to be installed prior to development.</p> <p>There are high costs implications to delivering renewable energy technologies as part of the development, thereby</p>	?	<p>The effects on climate change objectives would depend on the type of renewable energy technologies as well as other schemes to be on the development. Renewable energy schemes for wind and solar would not necessarily need to be installed prior to development. Where more comprehensive schemes wish to incorporate combined heat and power (CHP) or geothermal schemes this infrastructure would need to be installed prior to development.</p> <p>There are high costs implications to delivering renewable energy technologies as part of the development, thereby affecting viability and deliverability. However, phasing of</p>		

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
		hierarchy.		affecting viability and deliverability. However, phasing of the site in line with infrastructure requirements could provide developers with more time to source further funding for the infrastructure required to deliver later phases. Travel planning to minimise the use of trip generation, particularly by private motor vehicles, should also be planned as part of the overall scheme. Furthermore, the impact will increase in line with development given that the main demand for services will be after it has built. Should this not be in place alongside new development, this may result in poor transport provision and encourage non sustainable travel behaviour which may have adverse impact on this objective.		the site in line with infrastructure requirements could provide developers with more time to source further funding for the infrastructure required to deliver later phases. Travel planning to minimise the use of trip generation, particularly by private motor vehicles, should also be planned as part of the overall scheme. Furthermore, the impact will increase in line with development given that the main demand for services will be after it has built. Using this approach should encourage as far as possible infrastructure to be in place to encourage sustainable travel behaviour as soon as the development is commenced.	
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"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or 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. 	0I	Sites should plan for the inclusion of openspace and green infrastructure commensurate the scale of development. This is likely to rely on masterplanning and therefore should be developed in tandem with the overall development of the site. This is subject to the implementation of the masterplan.	I	Sites should plan for the inclusion of openspace and green infrastructure commensurate the scale of development. This is likely to rely on masterplanning and therefore should be development in tandem with the overall development of the site. This is subject to the implementation of the masterplan.	
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; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	0	No significant effect or clear link.	0	No significant effect or clear link.	
10	Improve water efficiency and	<ul style="list-style-type: none"> Conserve water resources and quality; Improve the quality of rivers and 	- I	Implementation of infrastructure for water quality and efficiency as well as drainage is likely to be bespoke to the individual schemes. However, should water treatment	+ I	Implementation of infrastructure for water quality and efficiency as well as drainage is likely to be bespoke to the individual schemes. However, ensuring that infrastructure	

KEY	+		0	?	-	-		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
	quality	groundwaters.			plants not be upgraded prior to development, this may have a detrimental effect on water quality. Furthermore, water infrastructure relating to delivery would require reinforcement which would be needed prior to development as this would involve groundworks. Brownfield sites may benefit from existing infrastructure subject to the size of development. , on balance the scale of delivery of required infrastructure is currently uncertain. This approach however is likely to have negative impacts on the development.			such as water treatment plants are upgraded prior to development would minimise any adverse effects arising from development on water quality. Water provision will also require on and offsite reinforcement of existing infrastructure which would also need to be undertaken prior to development as it involves groundworks. On balance, the scale or delivery of required infrastructure is currently uncertain. This approach however, is likely to have positive effects for the delivery of the development.
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. 	?	Waste generation needs would need to be planned for but the infrastructure required to deal with waste may not be necessary prior to the development commencing. However, should there be a lag in management an increase in waste as a result of residential and commercial development as well as construction, this would place pressure on existing management facilities and may have a detrimental impact on this objective. The scale of infrastructure required is currently uncertain however.	?		Waste generation needs would need to be planned for but the infrastructure required to deal with waste may not be necessary prior to the development commencing . However, ensuring that infrastructure such as waste management are upgraded prior to development would minimise any adverse effects arising from development processing of waste, particularly on existing sites. . The scale or delivery of required infrastructure is currently uncertain	
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. 	-	It is important that air quality if planned for in advance but the implementation of infrastructure to respond to air quality is likely to be bespoke to the individual schemes and locations for development. The effects of therefore require more specific information and are uncertain. However, specific strategic public transport infrastructure requirements could be established to minimise the transport impacts of development on local air quality. However, should these not be implemented prior to development this may not have deliver benefit from the outset.	+		It is important that air quality if planned for in advance but the implementation of infrastructure to respond to air quality is likely to be bespoke to the individual schemes and locations for development. The effects of therefore require more specific information and are uncertain. However, specific strategic public transport infrastructure requirements could be established to minimise the transport impacts of development on local air quality. Implementing these measures prior to development could ensure that the maximum benefit is derived from them.	
13	Minimise flood risk and reduce the	<ul style="list-style-type: none"> Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; 	-	It would be important that any mitigation identified through planning the development is appropriately incorporated prior to the development of a scheme to	+		Any infrastructure that has been identified through the planning to mitigate the potential impacts from flood risk should be incorporated prior to development to ensure	

KEY	++	+	0	?	-	Very negative impact likely	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	impact of flooding to people and property in York	<ul style="list-style-type: none"> Deliver or incorporate through design sustainable urban drainage systems (SuDs). 		ensure that no further adverse impacts are experienced. This approach could have negative impacts on flood risk.			that no further adverse impacts are experienced. This would be positive in minimising flood risk.
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0	No significant effect or clear link.	0	No significant effect or clear link.	
15	Conserve or enhance York's natural and built landscape	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	0	No significant effect or clear link.	0	No significant effect or clear link.	
General			<p>Option 1 could have a negative impact on development delivery as the provision of infrastructure is key to enabling the delivery of sites and the costs associated with this provision could thereby affect viability and deliverability of development. However, phasing of developments in line with infrastructure requirements could provide developers with more time to source further funding for the infrastructure required to deliver later phases.</p> <p>Option 2 is likely to have a more positive long-term impact on the delivery of sites as this would identify the key strategic and specific infrastructure requirements to service the development, mitigate its direct local impacts and meet the wider infrastructure needs of York.</p>				
Preferred Approach			<p>Option2: Require physical, social and economic infrastructure be in place prior to development</p> <ul style="list-style-type: none"> This is likely to have benefits on social objectives given that social infrastructure would be in place commensurate with the level of development. This is likely to have economic benefits for York as the strategic and local infrastructure required would be in place to make sites more attractive to investors in the city. There are high costs implications to delivering transport and other infrastructure that is critical to enabling the development to be viable and deliverable. However, phasing of the site in line with available infrastructure could provide developers with more time to source further funding for the infrastructure required to deliver later phases. This approach is likely to deliver environmental benefits by ensuring that development is adequately serviced and its impacts are mitigated. 				
Recommendations			None				

KEY	++	+	O	?	-	--	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

25.2: Developer Contributions

SA Objective			Option 1: Do not require developers to contribute to strategic infrastructure development, use existing obligations method	Option 2: Require developers to contribute to strategic infrastructure development on the basis of development type city-wide	Option 3: Require developers to contribute to strategic infrastructure development on the basis of development type by location			
1	To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	- +	<p>This option is likely to make housing schemes more viable to develop having positive implications on delivery and meeting this objective given that less finance would need to be contributed.</p> <p>However, this option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new community facilities that may be required as a result. The exception to this is pooling of contributions secured through obligations, to fund new community facilities. However, recent changes to legislation will limit the number of development sites where contributions can be pooled, thus increasing the risk that sufficient funding for new strategic community facilities may not be secured.</p>	++	<p>This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York’s authority area and what strategic infrastructure the contribution will be used for, including community facilities. This option will also enable the council to allocate a ‘meaningful contribution’ to deliver the infrastructure needed in the neighbourhoods where development is proposed.</p> <p>This option may have impacts on the delivery of housing supply should developer contributions prove high, for example on small sites. However, without these contributions, development may be undeliverable due to lack of essential infrastructure.</p> <p>On balance, this would have an overall positive effect .</p>	++	<p>This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers. It will also give developers much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing within different parts (zones) of York’s authority area and what strategic infrastructure the contribution will be used for, including community facilities. This option will also enable the council to allocate a ‘meaningful contribution’ to deliver the infrastructure needed in the neighbourhoods where development is proposed.</p> <p>This option may have impacts on the delivery of housing supply should developer contributions prove high, for example on small sites. However, without these contributions, development may be undeliverable due to lack of essential infrastructure.</p> <p>On balance, this would have an overall positive effect .</p>
2	Improve the health and	<ul style="list-style-type: none"> Avoid locating development where environmental circumstances could 	-	<p>This option would generally limit developers to contributing to the</p>	+	<p>This option will provide developers with much more certainty about</p>	+	<p>This option will provide the council with the maximum flexibility to set a</p>

KEY	++	+	0	?	-	Very negative impact likely	I	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	well-being of York's population	<ul style="list-style-type: none"> negatively impact on people's health; Improve access to openspace / multi-functional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 		<p>infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new community facilities, such as healthcare facilities, that may be required as a result. This may place pressure on existing facilities or cause areas where there are deficits in provision. However, If a development is of a sufficient scale the provision of healthcare facilities within the development may be one of the facilities required as an obligation to mitigate its direct local impacts.</p>		<p>the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including community facilities. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. This would enable facilities to developed in response to the development meaning that undue pressure should not be placed on existing facilities. However, the provision of strategic healthcare facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the healthcare infrastructure needed in the neighbourhoods where development is proposed.</p>	<p>contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers. This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing within different parts (zones) of York's authority area and what strategic infrastructure the contribution will be used for, including community facilities. This should be positive in delivering healthcare and associated facilities where there is an identified need. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic healthcare facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the healthcare infrastructure needed in the neighbourhoods where development is proposed.</p>	
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. 	I -	<p>This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities)) and mitigate the direct local impacts of the development (e.g. education 'contribution'). This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new community facilities, such as education and training facilities, that may be required as</p>	I +	<p>This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including community facilities. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. This</p>	I +	<p>This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers. This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing within different parts (zones) of York's authority area and what strategic infrastructure the contribution will be used for, including community facilities.</p>

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	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
				a result. However, If a development is of a sufficient scale the provision of education or training facilities within the development may be one of the facilities required as an obligation to mitigate its direct local impacts.		would enable facilities to developed in response to the development meaning that undue pressure should not be placed on existing facilities. However, the provision of strategic educational facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the healthcare infrastructure needed in the neighbourhoods where development is proposed.	This should be positive in delivering healthcare and associated facilities where there is an identified need. This option will also enable the council to allocate a ‘meaningful contribution’ to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic educational facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the healthcare infrastructure needed in the neighbourhoods where development is proposed.	
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. 	-	This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new strategic infrastructure that is required to facilitate economic growth .The exception to this is pooling of contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled, thus increasing the risk that sufficient funding for new strategic infrastructure to enable economic growth may not be secured.	++	This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York’s authority area and what strategic infrastructure the contribution will be used for, including strategic infrastructure to enable economic growth.	++	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers. It will also give developers more certainty about the level of funding they will be expected to contribute for the type of development they are proposing within different parts (zones) of York’s authority area and what strategic infrastructure the contribution will be used for, including strategic infrastructure to enable economic growth.
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 	I -	This option would generally limit developers to contributing to the infrastructure required to enable	I + +	This option will provide developers with much more certainty about the level of funding they will be	I + +	This option will provide the council with the maximum flexibility to set a contribution rate that matches the

KEY	++	+	0	?	-	---		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
		for the local population; <ul style="list-style-type: none"> • Provide affordable housing to meet demand; • Help reduce homelessness; • Promote the safety and security for people and/or property. 		the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new services and facilities that may be required as a result. The exception to this is pooling of contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled, thus increasing the risk that sufficient funding for new strategic services and facilities may not be secured.		expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including services and facilities for the local population. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic services and facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the services and facilities needed in the neighbourhoods where development is proposed.		relative attractiveness of different areas of York for development and the returns that development can generate for developers. This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including services and facilities for the local population. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic services and facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the services and facilities needed in the neighbourhoods where development is proposed.
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. 	+	This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. Access obligations could include the provision of new public transport services and infrastructure near to and within the development, which could reduce reliance on use of the car. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new or significantly upgraded	++	This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure. Such infrastructure needs will be set out set out in an appropriate list.	++	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure. Such infrastructure needs will be set out set out in an appropriate list.

KEY	++		+	0	?	-	--		
	Very positive impact likely		Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		
					strategic public transport infrastructure that may be required as a result. The exception to this is pooling of contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled				
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. 	+	This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. Access obligations could include the provision of new public transport services and infrastructure near to and within the development, which could reduce the reliance on private motorised transport and its associated emissions. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new services and facilities that may be required as a result. The exception to this is pooling of contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled	++	This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure, which could reduce the reliance on private motorised transport and its associated emissions. Such infrastructure needs will be set out set out in an appropriate list.	++	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure, which could reduce the reliance on private motorised transport and its associated emissions.. Such infrastructure needs will be set out set out in an appropriate list.	
8	Conserve or enhance green infrastructure , bio-	<ul style="list-style-type: none"> Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs ; Conserve or enhance locally important 	+	This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and	+	This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are	+	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the	

KEY	++	+	0	?	-	Very negative impact likely	I	
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
	diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	nature conservation sites (SINCs); <ul style="list-style-type: none"> • Create new areas or site of bio-diversity / geodiversity value; • Improve connectivity of green infrastructure and the natural environment; • Provide opportunities for people to access the natural environment. 		utilities) and mitigate the direct local impacts of the development. Obligations could include the provision of new green infrastructure, including public open space.		proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including green infrastructure. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic services and facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the services and facilities needed in the neighbourhoods where development is proposed.	returns that development can generate for developers. This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, green infrastructure. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic services and facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the services and facilities needed in the neighbourhoods where development is proposed.	
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; • Conserve or enhance allotments; • Safeguard mineral resources and encourage their efficient use. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
10	Improve water efficiency and quality	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters. 	I +	This option would generally limit developers to contributing to the infrastructure required to mitigate the direct local impacts of the development, such as flood risk, surface water runoff and groundwater contamination. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new services and facilities that	++	This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including strategic infrastructure to improve the quality of rivers and groundwaters. Utilities may include the	++	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers. This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area

KEY	++	+	O	?	-	Very negative impact likely		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	
				may be required as a result. The exception to this is pooling of contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled, thus increasing the risk that sufficient funding for new strategic services and facilities may not be secured. Alternatively utilities may include the provision of such strategic infrastructure in their investment programmes		provision of such strategic infrastructure in their investment programmes and any such proposals will be set out in an appropriate list		and what strategic infrastructure the contribution will be used for, including strategic infrastructure to improve the quality of rivers and ground-waters. Utilities may include the provision of such strategic infrastructure in their investment programmes and any such proposals will be set out in an appropriate list.
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. 	O	There is no clear link between this alternative and the objective	O	There is no clear link between this alternative and the objective	O	There is no clear link between this alternative and the objective
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. 	+	This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. Access obligations could include the provision of new public transport services and infrastructure near to and within the development, which could reduce the reliance on private motorised transport and its associated emissions. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new services and facilities that may be required as a result. The exception to this is pooling of contributions secured through obligations. However, recent	++	This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure, which could reduce the reliance on private motorised transport and its associated emissions. Such infrastructure needs will be set out in an appropriate list.	++	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure, which could reduce the reliance on private motorised transport and its associated emissions.. Such infrastructure needs will be set out set out in an appropriate list.

KEY	++		+	0	?	-	--		Positive or negative impact depending on how it is implemented
	Very positive impact likely		Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		
					changes to legislation will limit the number of development sites where contributions can be pooled				
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). 	I	-	This option would generally limit developers to contributing to the infrastructure required to mitigate the direct local impacts of the development, such as flood risk, surface water runoff and groundwater contamination. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new services and facilities that may be required as a result. The exception to this is pooling of contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled, thus increasing the risk that sufficient funding for new strategic services and facilities may not be secured. Alternatively utilities may include the provision of such strategic infrastructure in their investment programmes	++	This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including strategic infrastructure to address flood risk. Utilities may include the provision of such strategic infrastructure in their investment programmes and any such proposals will be set out in an appropriate list	++	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers. This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including strategic infrastructure to address flood risk. Utilities may include the provision of such strategic infrastructure in their investment programmes and any such proposals will be set out in an appropriate list.
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	0		There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
15	Conserve or enhance York's natural	<ul style="list-style-type: none"> Conserve or enhance the landscape including areas of landscape value 	0		There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	++	+	O	?	-	--	
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	and built landscape	<ul style="list-style-type: none"> Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 					
General	<p>Whilst continuing to use the existing obligations method (Option 1) to secure developer contributions will deliver the infrastructure necessary to service the development and mitigate its direct local impacts, it will 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.</p> <p>Options 2 and 3 each provide a similar approach for determining the contributions to be sought from developers through means other than obligations and, through an appropriate list, indicate how contributions will be spent on strategic infrastructure.</p>						
Preferred Approach	<p>Either Option 2 or Option 3: Require developers to contribute to strategic infrastructure development</p> <ul style="list-style-type: none"> Both options would generate a significant level of funding toward delivering the strategic infrastructure necessary to deliver the growth envisaged in the Local Plan, by seeking contributions from developers on a rate per square metre of development of different development type. Option 2 seeks a contribution (rate by development type) wherever the development takes place Option 3 offers more flexibility to the council set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers for each development type. Further viability testing will need to be undertaken to confirm which of Option 2 or Option 3 is the most viable and workable before determining which should be the preferred approach taken forward.. 						
Recommendations	<p>The Second alternative under Developer Contributions in the Local Plan should be amended to 'Require developers to contribute to strategic infrastructure development on the basis of development city-wide (this is one of two of our potential preferred approaches to strategic infrastructure)' Similarly , the third alternative should be amended to 'Require developers to contribute to strategic infrastructure development on the basis of development type by location (this is one of two of our preferred approaches to strategic infrastructure)'. The reason for this is that Option 3 is one of two similar alternatives for requiring developers to contribute to strategic infrastructure using methods over and above the current obligations method (the other being Option 2). The difference between option 2 and Option 3 is that Option 2 would seek the same contribution as a rate per square metre of development type (e.g. residential or employment) wherever that development takes place, whereas Option 3 would seek a different contribution rate depending on where development is located (for example, on a zonal basis). Further viability testing will need to be undertaken to confirm which of the two options is most viable and workable.</p>						

KEY	++	+	0	?	-		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

Summary Matrix of the Preferred Approach

Local Plan Preferred Policy Approach	Alternatives Option No. chosen	Sustainability Appraisal Objective																				
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
Section 4: Sustainable development																						
Sustainable development	2	+	++	+	+	+	++	+	+	++	0	0	+	++	++	++						
Section 5: Spatial Strategy																						
York Sub Area	2	++	+	+	++	+	+	-	+	-	++	+	0	0	+	-	+	++	+			
Drivers of Growth	2	See sections 8-10																				
Factor of Growth	3	++	+	+	++	++	+	+	-	+	-	+	-	?	?	+	-	0	+	-	+	-
Spatial distribution	1	++	+	-	+	++	++	+	+	-	+	-	?	?	+	-	0	+	-	+	-	
Strategic Site Development Principles	2	+	+	+	+	+	+	+	+	+	0	+	+	+	+	+	+	+	+	+		
The role of York's Greenbelt	1	+	0	0	+	+	+	+	+	-	++	0	0	+	?	++	++	++				
Safeguarded Land	2	+	+	+	+	+	+	?	+	?	+	+	0	0	+	?	?	+	+			
Section 6: York City Centre																						
York City Centre	2	++	+	++	+	+	++	+	+	+	+	+	+	+	+	+	+	++	++			
Section 7: York Central																						
York Central	2	+	+	+	+	+		+	+	+	++	++	?	+	+	++	++					
Section 8: Economy																						
Employment Growth	2	0	?	++	++	+	+	-	-	?	?	-	-	-	0	?	?					
Employment Sites	N/a	See sites assessment																				
Economic Growth in the Health and Social Care	2	+	+	+	+	?	?	?	?	?	?	?	?	?	?	?	?					

KEY	++	+	0	?	-		
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Local Plan Preferred Policy Approach	Alternatives Option No. chosen	Sustainability Appraisal Objective															
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Sectors																	
Loss of Employment Land	3	+	0	+	+	+	0	0	0	+	0	0	0	0	0	0	
Business and Industrial Uses within Residential Areas	2	+	+	0	-	+	+	+	+	+	+	+	+	+	+	+	
Retail 9: Retail																	
Retail Hierarchy	1	0	0	0	++	+	+	0	0	+	0	0	0	0	+	+	
Retail Centres – guide to development	2	0	+	0	+	++	+	+	?	+	+	-	0	0	+	?	
Retail Centres – protection	2	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	
Retail Centres - out-of-town retail	2	0	0	0	+	0	?	?	0	+	-	0	0	0	0	-	+
Section 10: Housing Growth and Distribution																	
Housing Growth	2	++	-	+	+	+	+	-	-	-	-	-	-	-	0	-	-
Housing Supply Buffer	3	+	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0
Phasing and delivery	2	++	-	0	0	+	-	-	0	-	-	-	0	-	-	-	-
Housing Density Approach	2	+	+	0	0	+	+	0	0	0	0	0	0	0	0	+	+
Housing Density – City centre/city centre extension (>50 dph)	3	?	?	0	0	?	?	0	+	0	0	0	0	0	0	?	?
Housing Density – York urban Area (50dph)	2	?	?	0	0	?	?	0		0	0	0	0	0	0	?	?
Housing Density – Extensions to York urban area and new Settlement (50dph)	2	?	?	0	0	?	?	0		0	0	0	0	0	0	?	?
Housing Density – Suburban	2	?	?	0	0	?	?	0		0	0	0	0	0	0	?	?

KEY	++	+	0	?	-		
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Local Plan Preferred Policy Approach	Alternatives Option No. chosen	Sustainability Appraisal Objective															
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Approach (40 dph)																	
Housing Density - Village/Rural area (<40 dph)	1	?	?	0	0	?	?	0	-	0	0	0	0	0	?	?	
Section 11: Aiding Choice in the Housing Market																	
Housing Mix	3	++	++	+	+	++	+	+	0	0	0	0	+	0	0	0	
Housing Mix Targets	2	++	0	0	0	++	0	0	?		-	0	0	0	0		
Gypsy, Traveller and Showpeople Allocations	2	++	+	0	0	++	0	0	0	0	0	0	0	0	0	0	
Sites for Gypsy, Traveller and Showpeople	2	+	++	+	0		+	+	+	+	0	0	0	+	++	+	+
Student Accommodation	3	+	++	++	+	+	++	+	+	+	0	0	+	0	+	+	
Houses in Multiple Occupation	3	+	0	0	0	+	0	0	0	0	0	0	0	0	0	0	
Section 12: Affordable Housing																	
Affordable Housing Target	4	++	+	0	++	++	+	+	0	0	0	0	+	0	0	0	
Varying Affordable Housing Targets	2	++	0	0	+	++	0	0	0	?	0	0	0	0	0	0	
Affordable Housing Requirements	4	+	0	0	+	++	0	0	0	0	0	0	0	0	0	0	
Section 13: Community Facilities																	
Required Contributions	1	0	++	0	+	++		0	0	0	0	0	0	0	0	0	
Provision and Accessibility Generic Approach	2	+		0	+	+	+	+	0	0	0	0	+	0	0	0	
Provision and Accessibility Specific Approach	3	++	+	0	+	+	+	+	0	0	0	0	+	0	0	0	

KEY	++	+	0	?	-		
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Local Plan Preferred Policy Approach	Alternatives Option No. chosen	Sustainability Appraisal Objective																							
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15									
Protection of Existing Community Facilities	3	++	+	0	+	++	0	0	0	0	0	0	0	0	0	0									
Section 14: Education, Skills and Training																									
Education Facilities	2	0	++	++	++	+	+	+	+	0	0	0	+	0	0	0									
Education Accessibility	2	0	++	++	++	++	+	+	0	0	0	0	+	0	0	0									
Provision of skills and training opportunities	2	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0									
Section 15: Universities																									
Form and location of University development	3	+	0	++	+	0	+	+	0	0	0	0	0	0	+	+									
Section 16: Design and the Historic																									
Design and the Historic Environment	5	?	0	0	?	0	?	?	0	0	0	0	0	0	++	++									
Section 17: Green Infrastructure																									
Biodiversity	4	0	+	0	0	0	0	0	0	++	+	+	0	0	+	++	++								
Green Infrastructure	2	?	++	0	+	0	+	+	+	++	+	0	+	++	++	++									
Openspace	3	0	++	0	+	++	+	++	++	++	+	0	+	++	++	++									
New Openspace (Strategic Sites >5ha)	2	+	++	0	+	+	+	+	++		0	0	+		+	+	+								
New Openspace (Sites <5ha)	5	+	+	-	0	+	-	+	+	-	+	-			0	0	+	-	+	-		-		-	
Section 18: Green Belt																									
Approach to development in the green Belt	2	?	+	?	?	?	?	?	?	?	+	+	?	?	?	?	0	++	++						
Approach to Exception sites in the Green Belt	3	+	+	+	+	+	+	+	+	+	+	+	+	0	0	+	+								

KEY	++	+	0	?	-		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

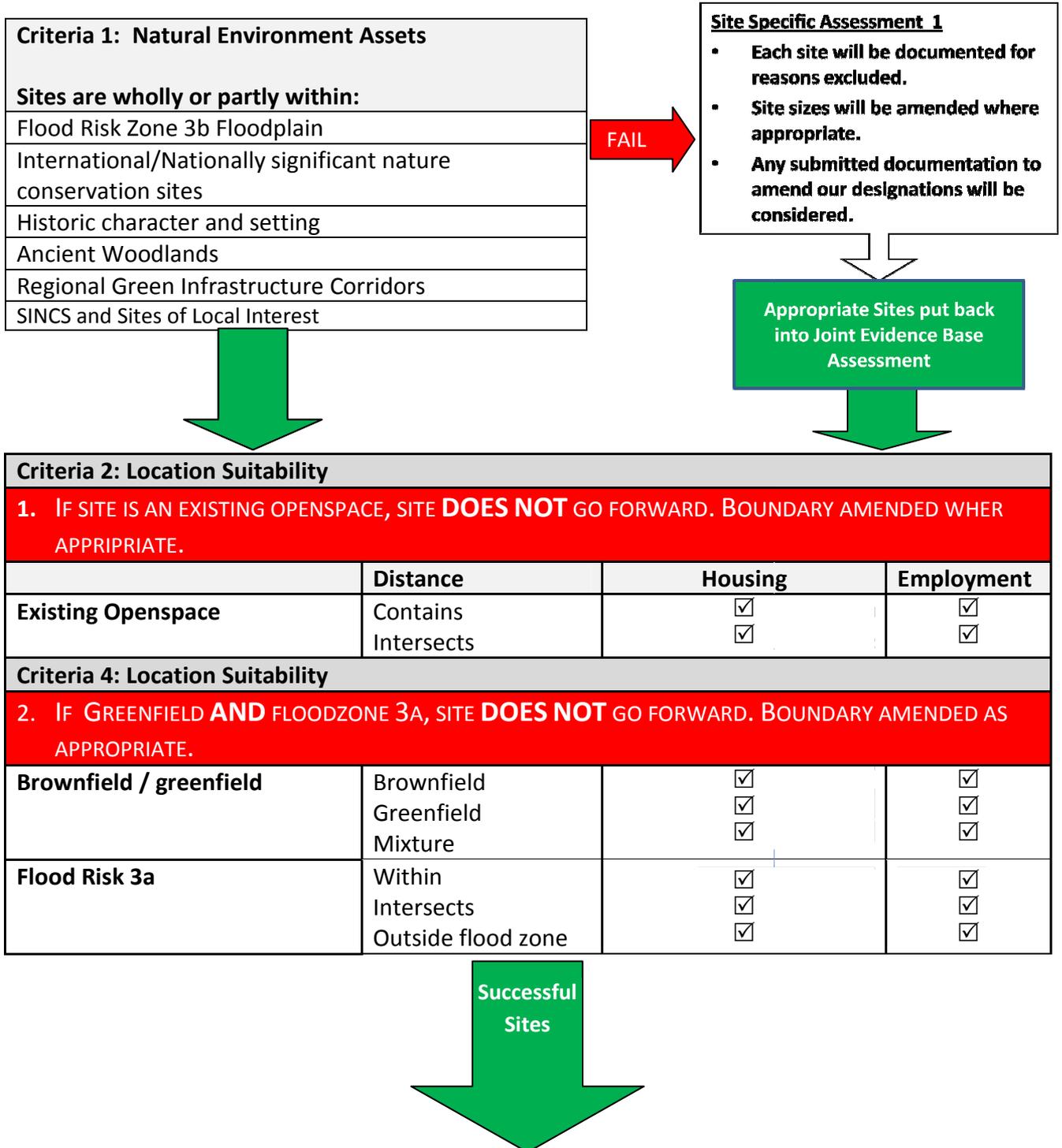
Local Plan Preferred Policy Approach	Alternatives Option No. chosen	Sustainability Appraisal Objective																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Approach to Major Developed Sites in the Green Belt	3	+	+	+	+	+	+	+	+	+	+	+	+	0	0	+	+		
Section 19: Flood Risk Management																			
Approach to new development	4	?	+	0	?	+	0	+	+	+	0	0	0	0	++	+	+		
Flood mitigation measures	2	0	0	0	0	0	0	+	+	0	+	0	0	0	++	+	+		
Section 20: Climate Change																			
Renewable and low carbon energy development	3	+	+	+	+	0	0	+	?	0	0	+	+	+	+	?	?		
Code for Sustainable Homes	2	+	+	+	+	0	0	+	0	0	0	+	0	0	0	0	0		
Building Regulations and Carbon Savings	1	+	+	+	+	0	0	+	0	0	0	0	+	0	0	0	0		
Section 21: Environmental Quality																			
Environmental protection Measures	2	0	++	0	?	0	0	+	0	+	+	0	+	0	0	+	0		
Section 22: Waste and Minerals																			
Waste and Minerals development	3	0	++	0	+	0	+	+	+	+	0	+	+	+	+	+	-	+	-
Section 23: Transport																			
Location, layout and accessibility	3	0	+	0	+	+	+	+	0	0	0	0	+	0	0	0	0		
Sustainable modes of transport	3	0	+	+	+	+	++	++	+	0	0	+	+	0	0	0			
Providing Transport capacity	5	+	+	+	+	+	+	+	-	?	?	0	-	+	-	+			

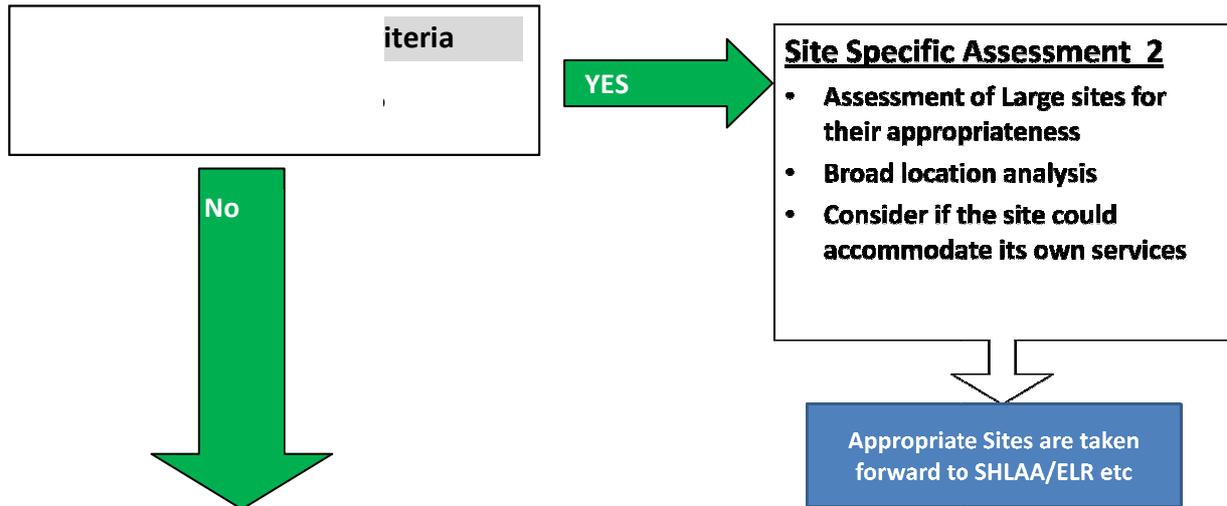
KEY	++	+	0	?	-		
	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented

Local Plan Preferred Policy Approach	Alternatives Option No. chosen	Sustainability Appraisal Objective																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15				
to accommodate growth																				
Determining areas for development and associated transport needs	3	+	+	0	0	+	+	0	+	+	0	+	+	+	+	+				
Demand Management – car parking	2	0	0	0	0	0			0	0	0	0		0	0	0				
Demand Management – Travel planning	2	0	+	0	0	0	+	+	0	0	0	0	+	0	0	0				
Transport Infrastructure to mitigate local impacts of development	2	0	?	0	0	0	+	+	?	?	0	0	+	0	?	?				
Section 24: Communications Infrastructure																				
Communications Infrastructure	2	0	+	+	+	+	+		+	0	0	0		0	+	+				
Section 25: Infrastructure and Developer Contributions																				
Infrastructure	2		+	+	+	-	0		+	?		0	+	?	?		+	+	0	0
Developer Contributions	2	++		+		+	++		+	++	++		+	0	++	0	++	++	0	0

Methodology:

The following flow diagram illustrates the steps taken in the site selection process.





	Distance	Housing Score	Employment Score
Number of residential properties within	400m 800m		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Location of site	<input type="radio"/> City Centre <input type="radio"/> Edge of centre <input type="radio"/> Neighbourhood Parade <input type="radio"/> District Centre <input type="radio"/> Surburban <input type="radio"/> Village		
Service Accessibility			
Nursery Care Provision	400m No barriers	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	400m partly/800m no barriers	<input checked="" type="checkbox"/> 4	<input checked="" type="checkbox"/> 4
	800m partly no barriers /	<input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/> 2
	400m with barriers		
	800m with barriers	<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 1
	Over 800m	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Primary School	400m wholly within	<input checked="" type="checkbox"/> 5	
	400m partly within	<input checked="" type="checkbox"/> 4	
	800m wholly within	<input checked="" type="checkbox"/> 3	
	800m partly within	<input checked="" type="checkbox"/> 1	
	Over 800m	<input checked="" type="checkbox"/> 0	
Secondary education	400m No Barrier	<input checked="" type="checkbox"/> 5	
	800m No Barrier	<input checked="" type="checkbox"/> 4	
	400m with barriers	<input checked="" type="checkbox"/> 3	
	800m with barriers	<input checked="" type="checkbox"/> 2	
	Over 800m	<input checked="" type="checkbox"/> 0	

Higher and Further education	400m No barriers 400m partly/800m no barriers 800m partly no barriers / 400m with barriers 800m with barriers Over 800m	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0	
Neighbourhood Parade and type	400m No barriers 400m partly/800m no barriers 800m partly no barriers / 400m with barriers 800m with barriers Over 800m	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0	
Supermarket / range of services within parade	400m 800m Over 800m	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 0	
Doctors	400m No Barrier 400m partly No barrier 800m No Barrier 800m partly no barriers No doctors	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0	
Openspace and type (as PMP. To be revised)	Within/part within buffer: 5-8 Openspaces 2-4 Openspaces 1 Openspaces 0 Openspaces	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0	
Transport Accessibility			
Non Frequent Bus routes	400m 800m Over 800m	<input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0
Frequent bus route (15 mins)	400m 800m Over 800m	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 0
P&R bus stop	400m no barriers Partly 400m no barriers 800m no barriers Partly 800m no barriers Over 800m	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0
Railway Station within minutes walk (accession boundaries)	5 mins 10 mins 15 mins Over 15 mins	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0
Railway Station within minutes cycle (accession boundaries)	5 mins 10 mins 15 mins Over 15 mins	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0

Direct access to adopted highway network	Yes (A, B, Minor or Local road)	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	No	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Cycle route	On or adjacent to site	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	50m	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 3
	Within or partly within 530m	<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 1
	Over 530	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Max Score		78	43



Further Environmental Considerations: All Uses		Distance to / within:			
		Sites Contains	50m	250m	500m
• Listed buildings					
• Conservation area					
• Scheduled ancient monuments					
• AQMAs					
• Flood zone 2					
• Green Corridors (and type)					
• Areas of Archaeological Importance					
• Pedestrian Rights of Way (PRoW)					
• SINCs					
		Within		Adjacent to	
• Location of Site (For all development types)	City Centre				
	Edge of centre				
	Neighbourhood Parade				
	District Centre				
	Out of Centre				
	Village				
• Central Historic Core Character Appraisal Zone					
• Agricultural land Type					
• Brownfield / greenfield					
		Contains			
• Tree Protections Orders					

Selecting the most sustainable sites

The following minimum scoring system was applied to ensure the most sustainable sites were selected for consideration.

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 ¹	
Total Minimum Score	13 points
<u>Minimum Residential TRANSPORT Score Stage 1</u>	
To include:	
Non-frequent bus route ² within 800m	
Access to an adopted highway	
Access to a cycle route ³	
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 ⁴ within 800m	
Access to an adopted highway	
Access to a cycle route ⁵	
Total Minimum Score	9 points
Total Minimum Employment Score	9 points

¹ Required distances as set out in the *Open Space, Sport and Recreation Study (CYC, 2008)*

² Non frequent bus route is a bus route which runs at the most every 15 minutes

³ Access to a cycle route has been calculated as access to an on-road cycle route within a 2 min cycle radius (530m)

⁴ Non frequent bus route is a bus route which runs at the most every 15 minutes

⁵ Access to a cycle route has been calculated as access to an on-road cycle route within a 2 min cycle radius (530m)

STAGE 2

Residential Score Stage 2

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.

Employment Score Stage 2

Employment sites were in existing employment areas but did not meet the minimum score were taken forward for consideration.

Next Stages

Following the Selection of Sites for further consideration the following actions took place in order to select the final allocations and strategic sites

Sites which meet scoring criteria



Site is taken forward to Viability Testing / Evidence base



Specialist workshops – discussion of site potential



Allocation of Sites

Further Information

For a more detailed understanding of the methodology please refer to the ‘**Site Selection Technical paper**’

Appendix 8: Strategic Sites Preferred Options Appraisal | 2013

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Introduction

This appendix sets out the analysis undertaken for each of the Strategic Sites allocated within the Preferred Options Local Plan. It provides commentary against the SA Objectives and suggests mitigation measures relevant to the site where appropriate.

Strategic Sites – Preferred Options Appraisal

ST1: British Sugar	
Site size	35.65 hectares
Location	Suburban area, Acomb Ward
Allocated for	998 dwellings phased across the lifetime of the plan (years 1-15 in the trajectory).
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	<p>++</p> <p>The British Sugar site is forecast to provide 988 dwellings representing 4.5% of the total requirement over the plan period. This is a significant development within the city that has the potential to provide a new community with mixed needs. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. Overall, this site has been assessed as having a significant positive effect on this objective in the long-term.</p>
2: Improve the health and well-being of York's population	<p>+/-</p> <p>This would be subject to policies within the plan regarding provision of openspace on site, consideration for green infrastructure and sustainable travel modes. This development will be required to include openspace for recreational purposes and travel schemes commensurate with the number of dwellings/population anticipated on site to encourage healthy lifestyles. This approach should have an overall benefit on the health and well-being of prospective residents.</p> <p>The site is currently located adjacent to a railway line and would need to ensure the safety of residents in masterplanning the development. A noise survey would be required to help determine the suitability of end uses. Furthermore, the site would need to remediate any known contamination issues connected with its former use as an industrial site to ensure no adverse impacts on the health of residents.</p> <p>The site is adjacent to existing business and residential areas. It is likely that there will be impacts on these neighbouring uses for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing</p>

	<p>and construction methods.</p> <p>On balance, it is anticipated that the impacts will depend upon implementation of the overall masterplan .</p>
3: Improve education, skills development and training for an effective workforce	<p>+</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site. This would be subject to principles set out for strategic sites within the plan requiring educational provision. Given the anticipated number of new households that this site would generate, a new primary school would be required. The site is also in close proximity to Manor Lane Secondary school, which is positive for the meeting ongoing educational needs although capacity at the school would need to be established.</p> <p>On balance, it is anticipated that this should have a positive impact on this objective.</p>
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<p>+/-</p> <p>This is a former British Sugar factory, which ceased operations in 2007. Since then the factory buildings have been demolished and the site has remained vacant. This site has been considered primarily for residential uses.</p> <p>Whilst employment is not the key land use for this site, the scale of the development is likely to require a local centre offering services and facilities, which would provide opportunities for a small numbers of local jobs, potentially similar in number to that lost through closure of the factory. Jobs would also be generated through the construction of the site in the short to medium term. The development overall would support the housing of workforce for other employment opportunities within the city helping to support the overall economy, particularly given the sites location adjacent to Millfield Lane Industrial Estate and York Business Park. This site is therefore assessment as having a likely positive short term direct effect and long-term indirect effect through the provision of housing.</p>
5: Help deliver equality and access to all	<p>++</p> <p>The development of this site may help to address deprivation issues identified within the Index of Multiple Deprivation (2010) regarding barriers to housing and services in adjacent areas.</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a significant positive contribution towards this objective in the long-term towards meeting the identified affordable housing need and work towards breaking down barriers to affordable accommodation.</p> <p>The scale of the development will also require a local centre offering convenience and health facilities. This local provision is important given the proximity to another neighbourhood parade of scale and to enable</p>

	<p>access to essentials locally. This would depend upon implementation of the masterplan and location/scale of convenience provision. There are existing facilities just within 800m of the site which may also benefit from the large residential development as their viability could be increased. Developing the facilities in tandem with the development would be necessary to ensure that increased pressure is not placed on these facilities and to ensure access in the site which are further than 800m.</p> <p>Overall this is anticipated a significantly positive impact on this objective in the long-term.</p>
<p>6: Reduce the need to travel and deliver a sustainable integrated transport network</p>	<p>+/-</p> <p>Overall, the development should improve transport links and be able promote non car modes of travel. This site has existing access to a bus route of every 20 minutes. A planned park & ride scheme on the A59 would also provide the opportunity for the site to be connected to a higher frequency service. The potential of this site to have rail links directly to the railway station is also being investigated. The site would need to provide further sustainable transport links to existing pedestrian and cycle networks. Currently the site is within 5 minutes cycle of the train station.</p> <p>The site will need to provide local facilities on site, which should have a positive influence in minimising trip generation. This would need to be connected to the proposed transport infrastructure on site to maximise the use of non-car modes of travel. The site is also located adjacent to existing areas of employment which, should they be successfully connected could also help to reduce the need to travel.</p> <p>The location of the site in close proximity to the ring-road may exacerbate congestion in the area, particularly at peak times. Planned improvements for the new park and ride may partially alleviate this, but it would be important that sustainable routes for travel are established prior to the sites completion to avoid reliance on the car.</p> <p>On balance, it is likely that this site could have positive and negative impacts on this objective.</p>
<p>7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</p>	<p>I/+</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles. Post development there is also likely to be trips generated by the residents. These may be reduced depending on the uptake of sustainable travel modes and working in the adjacent business parks.</p> <p>However, the size of the site would enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change.</p> <p>On balance, this will depend upon implementation but has the opportunity to make a positive contribution by minimising the impacts of the site.</p>
<p>8: Conserve or enhance</p>	<p>+/-</p>

green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<p>The site should make a positive contribution to this objective given that currently it is a former industrial site. The potential development of houses with gardens and connecting openspace could help improve biodiversity within the site and connectivity to existing green infrastructure. There will be on site provision of openspace as well as opportunities for connecting with adjacent sites to green infrastructure increase connectivity creating prospects for enhancing bioiversity.</p> <p>The site does contain a SINC bordering the railway line. The ‘British Sugar Sidings’ is 500m long and is designated for species of <i>aculeate hymenopter</i> (Bees and wasps). Significant buffering would be required to ensure the integrity of this nature conservation site. This site may be impacted through the construction of the site and it would be necessary to ensure the limiting of disturbance to avoid adverse impact on the bees and wasps. This may include phasing development around the site to correspond to the lifecycle of these species. Overall, this site could be incorporated into the Green Infrastructure scheme on site enabling a long-term positive outcome towards this objective.</p> <p>On balance, a cautionary approach needs to be taken with this site and whilst there is the potential to have a direct long-term positive effect, it is subject to the appropriate buffering of the site. It has therefore been assessed as having positive and negative effects.</p>
9: Use land resources efficiently and safeguard their quality	<p>+</p> <p>This is a brownfield site with a former industrial processing history. Remedial work will be statutorily required prior to development to minimise contamination and ensure that the soils are suitable for their proposed use. In the long-term this should have a positive impact on this land improving the site as part of the development.</p>
10: Improve water efficiency and quality	<p>I/-</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negtaiv impact on this objective although this may be offset in the long-term through incorporating water efficiency.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>-</p> <p>An increase in population will have an inevitable impact on waste generation and materials use. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p>
12: Improve air quality	<p>I/-</p> <p>There are no AQMAs within proximity of this site. However, given the</p>

	<p>proximity of the ring road and the potential for increased congestion/ traffic flows, air quality levels should be monitored and managed as there are potentially large air quality implications for West of city. There may also be short-term adverse impacts arising from the construction of the site relating to for example, trip generation and HGV movements. A full AQ assessment is likely to be required.</p> <p>The site should adhere to policies within the plan to mitigate impacts through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p> <p>Overall the impact of this site could be negative subject to the implementation of mitigation and ensuring the resident population behaviour reflect sustainable travel.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>+</p> <p>This development is not located within a high risk flood zone. The scale of the development should allow for the incorporation of mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs). The impact on this objective should therefore be positive in the long-term .</p>
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	<p>O</p> <p>The site does not contain any historic assets or listed buildings. The archaeological desktop survey has revealed that onsite archaeology is likely to be low but the SA recommends that any findings on site could be incorporate into the design.</p> <p>The development of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and created a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact on the key characteristics of the city. Using this approach there may be opportunities for the redevelopment of this site to enhance the setting of the city subject to its design and layout.</p> <p>On balance, this site has an unknown impact on the historic environment at the current time.</p>
15: Conserve or enhance York's natural and built landscape	<p>I/+</p> <p>There is the opportunity for this site to become a new community in York with locally distinctive characteristics creating and complimenting the surrounding built and natural landscape. Specifically, any views across the city towards the Minster and across countryside to the northwest of York. The impact on the city from this development will be dependent upon this into the design principles for the site but there is an opportunity for the redevelopment to enhance the landscape character and visual amenity in this location in comparison to the former industrial use..</p> <p>The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p>
SUMMARY:	

Key positives	<ul style="list-style-type: none"> • This is a brownfield site; • There are no listed buildings within or adjacent to the site; • This development will provide a significant contribution towards housing provision, including affordable housing need; • A new primary will need to be provided; • The site is in close proximity to the existing secondary school and would be required to include a new primary school; • New local centre to be created would provide local services and facilities; • Small numbers of job opportunities would be created through the local centre and construction phase of the development; • Opportunities to increase sustainable transport accessibility via existing bus routes, the new park and ride scheme at the A59 junction and new rail links direct to the city centre. • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • Green Infrastructure should improve supporting biodiversity and connectivity in comparison to former use; • The development is located in a low flood risk area.
Key challenges	<ul style="list-style-type: none"> • The site is located adjacent to a railway line and the development would need to implement systems to ensure residents safety; • Ensuring transport network connectivity to promote alternative travel to the car. • The proximity to the ring-road may increase traffic flows and exacerbate congestion in the west of the city; • The site contains a SINC (British Sugar Sidings) designated for Bees and wasps, which would need to be sensitively incorporated and buffered to any development. This would also need to be sensitively treated during the construction of the site to minimise adverse impacts; • Site requires remediation for contamination to ensure the soils are suitable for residential garden use; • Increase in population will increase water use, use of materials and waste generation; • Potential harm to air quality in the west of the city due to increase traffic flows and construction in the short term; • The site has views across the flat landscape toward the Minster and northwest, which need to be incorporated through the design to ensure no view is lost across the flat landscape.
Mitigation	<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; • 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;

	<ul style="list-style-type: none"> • 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; • 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; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management; • Connectivity to the existing transport network, including the new park and ride, as well as additional safe alternatives are necessary to reduce the need to use a car and ensure accessibility..
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ST2: Former Sports Ground at Millfield Lane	
Site size	11 hectares
Location	Suburban area, Acomb Ward
Allocated for	308 dwellings to be developed within the short to medium term (years 1-10 of the trajectory)
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	<p>++</p> <p>The Millfield Lane site is forecast to provide 308 dwellings representing 1.4% of the total requirement over the plan period. This is a large development within the city that had the potential to significantly contribute to the existing community. In delivering housing in this location, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. Overall, this site has been assessed as having a positive effect on this objective in the long-term.</p>
2: Improve the health and well-being of York's population	<p>+/-</p> <p>This site is a former openspace which is no longer in use. Its previous facilities have been removed. The Openspace study shows that this area has a deficiency of openspace and therefore the development of this site would not enable it to be brought back into use. However, given the site is now vacant of good quality facilities, the development will be required to include openspace for recreational purposes which may help to alleviate demand in this location, particularly from the need arising from new development.</p> <p>The site is bordered by an existing residential area and secondary school. The development of this site in the short term may have an effect on these neighbouring uses, particularly during the construction phase through the use and trip generated by HGVs and plant vehicles..</p>

	At this stage, the level will depend upon the overall masterplan.
3: Improve education, skills development and training for an effective workforce	<p>+</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place. Given the anticipated number of new households that this site would generate, primary school provision would need to be allocated. Currently there is no primary provision within 800m of the site, although when British Sugar's primary school is built, this could be with 800m of the site. The site is also adjacent to Manor Lane Secondary school which is positive for the meeting ongoing educational needs. Overall the sites has been assessed as having an positive impact on education, skills and training at the current time.</p>
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<p>+</p> <p>Jobs would also be generated through the constructions of the site in the short to medium term. The development overall would support the housing of workforce for other employment opportunities within the city helping to support the overall economy, particularly given the sites location adjacent to Millfield Lane Industrial Estate and York Business Park . Overall this is assessed as having a likely positive impact in the short term.</p>
5: Help deliver equality and access to all	<p>+</p> <p>The development of this site may help to address deprivation issues identified within the Index of Multiple Deprivation (2010) regarding barriers to housing and services in adjacent areas.</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective in delivering in meeting affordable housing demand.</p> <p>The scale of the development would need to ensure that local convenience provision was planned for. There is an existing neighbourhood parade within 800m and the site is unlikely to generate an additional parade. Given the large development of British Sugar in close proximity, the site may have future access to an additional local parade.</p> <p>Part of the site abuts the A59, near to the ring-road junction with the ring-road. Road safety techniques would need to be included should this remain an access point.</p> <p>On balance it is considered that this site is likely to have a significant long-term positive effect.</p>
6: Reduce the need to travel and deliver a sustainable integrated transport network	<p>+/-</p> <p>The cumulative impacts arising from other development in the area may be significant and would need to be mitigated as far as possible to reduce adverse impacts on the existing and any new residents.</p> <p>Overall, the development should improve transport links and be able</p>

	<p>promote non car modes of travel. This site has existing access to 2 non-frequent bus routes, one of which is every 20 minutes. A planned park &ride scheme on the A59 would also provide the opportunity for the site to be connected to a higher frequency service. Currently the site is within 5 minutes cycle of the railway station. The site would need to provide or improve links to existing pedestrian and cycle networks.</p> <p>The site is not likely to generate the need for additional facilities but there is an existing neighbourhood parade and convenience shop within 800m which may reduce trips for convenience items. It is likely that additional trips will be generated for accessing goods however. The site is also located adjacent to existing areas of employment which, should they be successfully connected could also help to reduce the need to travel.</p> <p>The location of the site in close proximity to the ring-road may exacerbate congestion in the area, particularly at peak times. Planned improvements for the new park and ride may partially alleviate this, but it would be important that sustainable routes for travel are established prior to the sites completion to avoid reliance on the car.</p> <p>On balance, it is likely that the impacts will have both positive and negative effects.</p>
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<p>I/+</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles. Post development there is also likely to be trips generated by the residents. These may be reduced depending on the up-take of sustainable travel modes and working in the adjacent business parks.</p> <p>However, the size of the site should enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. On balance, this will depend upon implementation but has the opportunity to make a positive contribution by minimising the impacts of the site .</p>
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<p>+</p> <p>There are no identified or designated nature conservation areas on this site. However, the site is undisturbed and there are a number of trees which should be preserved. The development of the site would result in the loss of this which may have implications for disturbance and habitats for flora and fauna.</p> <p>However, The site should make a positive contribution given that at present the site is unused. The potential development of houses with gardens and connecting openspace could help improve biodiversity within the site and connectivity to existing green infrastructure. This is likely to have a positive impact in the long-term.</p>
9: Use land resources	0

efficiently and safeguard their quality	<p>This site is partly greenfield and brownfield. It was formerly used as a sports ground but has been vacant for some time. The buildings on site have been demolished and the ground ploughed. Given that the site would need to incorporate requirements for openspace, some aspects of the sites former use would be displayed.</p> <p>The impacts on this objective could therefore be neutral.</p>
10: Improve water efficiency and quality	<p>I/-</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negtaiv impact on this objective although this may be offset in the long-term through incorporating water efficiency.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>-/I</p> <p>An increase in population will have an inevitable impact on waste generation and materials consumption. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes, which depend upon implementation.</p>
12: Improve air quality	<p>I/-</p> <p>There are no AQMAs within proximity of this site and no immediate air quality impacts. However, given the proximity of the ring road and the potential for increased congestion/ traffic flows, particularly from cumulative impacts of development, there may be a knock on effect on air quality. This site may also have short-term adverse impacts from increased trip generation relating to the construction of the site and HGV movements. An air quality impact assessment is likely to be required.</p> <p>The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>+</p> <p>This development is not located within a high risk flood zone. The scale of the development should allow for the incorporation of mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs). The impact on this objective is likely to be positive.</p>
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	<p>I</p> <p>The site does not contain any historic assets or listed buildings. Developing this greenfield site is also considered not cause adverse impacts on the character of York as it will be required to incorporate openspace. It is considered that the new Manor School has redefined</p>

	<p>the urban edge in this location and therefore the site is deemed appropriate for housing development</p> <p>The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p>
15: Conserve or enhance York's natural and built landscape	<p>+</p> <p>The landscape and setting of York should not be adversely affected through the sites development. The location of the new Manor School is considered to have redefined the urban edge in this location and therefore the site is deemed appropriate for housing development.</p> <p>There is the opportunity for this site to become a new community in York with locally distinctive characteristics complimenting the surrounding built and natural landscape.</p> <p>The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p>
SUMMARY:	
Key positives	<ul style="list-style-type: none"> • This development will provide a significant contribution towards housing provision, including affordable housing need; • The site is in close proximity to the existing secondary school; • Small numbers of job opportunities would be created through the construction phase of the development; • The redefinition of the urban edge means that this site would not have an adverse affect on the landscape setting of the city; • Opportunities to increase sustainable transport accessibility via existing bus routes and the new park and ride scheme at the A59 junction. • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • Green Infrastructure should improve supporting biodiversity and connectivity; • The development is located in a low flood risk area.
Key challenges	<ul style="list-style-type: none"> • This site is a loss of a former sports ground; • Ensuring transport network connectivity to promote alternative travel to the car; • The proximity to the ring-road may increase traffic flows and exacerbate congestion in the west of the city, particularly in-combination with the British Sugar Site; • Increase in population will increase water use and waste generation; • Potential harm to air quality in the west of the city due to increase traffic flows.
Mitigation	<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

	<p>identify specific impacts and measures to be implemented as part of the masterplanning process;</p> <ul style="list-style-type: none"> • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management; • 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; • 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 existing transport network, including the new park and ride, as well as additional safe alternatives are necessary to reduce the need to use a car and ensure accessibility...
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ST3: The Grainstores	
Site size	7.73 hectares
Location	Suburban area. Skelton, Rawcliffe and Clifton Without Ward
Allocated for	216 dwellings to be developed in the short term (years 1-5 in the trajectory).
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	<p>++</p> <p>The Grainstores site is forecast to provide 216 dwellings within the short- term. This is a large development in the middle of an existing neighbourhood that has the potential to contribute to the to housing supply. In delivering housing in this location, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created. In doing this, it would also be preferable that consideration for the existing neighbourhood surrounding the site is taken into consideration.</p>
2: Improve the health and well-being of York's population	<p>-/+</p> <p>This development will be required to include openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the site has access to a variety of existing openspaces for recreational purposes as well as existing health facilities within 800m. At this stage, the level of openspace will depend upon masterplanning.</p> <p>There are industrial areas surrounding the site, particularly on the</p>

	<p>adjacent Green Lane site which would mean a noise assessment would be required to ascertain any impacts to human health. The site is also adjacent to existing residential areas. It is likely that there will be impacts on these neighbouring uses for the duration of the construction period. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, this site could have both positive and negative impacts.</p>
<p>3: Improve education, skills development and training for an effective workforce</p>	<p>+</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place. Given the anticipated number of new households that this site would generate, primary school provision would need to be allocated. Currently there is primary provision within 800m of the site. There is also a secondary school just within 800m. Currently this is assessed as having positive access to educational facilities.</p>
<p>4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy</p>	<p>+</p> <p>Jobs would also be generated through the construction of the site in the short to medium term. The development overall would support the housing of workforce for other employment opportunities within the city helping to support the overall economy, particularly given the site's location in close proximity to Clifton Moor.</p> <p>This is a former grainstore which is now vacant. Jobs at this employment site have already been lost and it is likely that the site would not compensate for this. Given that this site also predominantly sits within a residential area, it is considered more appropriate for housing than industrial/business use.</p> <p>The site is within close proximity of services and facilities. This development could maintain their viability as it is unlikely to generate on-site facilities.</p> <p>On balance, this site is assessed as having a positive impact.</p>
<p>5: Help deliver equality and access to all</p>	<p>+</p> <p>This development will be in an area, which does not have major deprivation issues in terms of barriers to housing and services. However, this development could help alleviate pressure elsewhere in the city in terms of affordable housing.</p> <p>The scale of the housing forecast would enable a contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective in contributing towards the delivery of affordable housing options.</p> <p>The scale of the development would need to ensure that local convenience provision was planned for. There is an existing neighbourhood parade within 800m and the site is unlikely to generate</p>

	<p>an additional parade. It is important that undue pressure is not placed on these facilities but this development could help maintain the viability of these facilities in the long-term.</p> <p>This is assessed as having a likely positive impact on the objective.</p>
6: Reduce the need to travel and deliver a sustainable integrated transport network	<p>+</p> <p>It is likely that trips will be generated on the site but overall, the development should be able promote non car modes of travel. This site has existing access to a frequent bus route and faces onto an existing minor road. Currently the site is also within 15 minutes cycle of the railway station. The site would need to provide or improve links to existing pedestrian and cycle networks and connect to existing transport routes within the area to encourage sustainable travel behaviour.</p> <p>The site is also within 400m of a neighbourhood and other facilities which should help to minimise trip generation from the site.</p> <p>On balance, this should have an overall positive effect.</p>
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<p>I/+</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles. Post development there is also likely to be trips generated by the residents. These may be reduced depending on the up-take of sustainable travel modes.</p> <p>The size of the site should enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change.</p> <p>It is likely that impacts will depend upon implementation but has the opportunity to make a positive contribution through mitigation.</p>
8: Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<p>+/I</p> <p>The site should make a positive contribution given that at present the site is a derelict industrial site. The potential development of houses with gardens and connecting openspace could help improve biodiversity within the site and connectivity to existing green infrastructure. This is likely to have an overall positive effect but is likely to depend upon implementation however.</p>
9: Use land resources efficiently and safeguard their quality	<p>+</p> <p>This site is brownfield. It was formerly used as a grainstores but has been vacant for some time. Developing this site would therefore have a positive impact on using land efficiently and requires less greenfield land to come forward.</p> <p>Land contamination is known to be present at this site. Additional investigation and remediation work would therefore be required to</p>

	<p>ensure the land is safe to use for its proposed purpose.</p> <p>This has therefore been assessed as likely to have a positive impact in the long-term. There is the potential for this to be significant depending on the land remediation.</p>
10: Improve water efficiency and quality	<p>I/-</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>-/I</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes.</p>
12: Improve air quality	<p>I/-</p> <p>Whilst there are no AQMAs or air quality hotspots within proximity of this site, there are potential AQ implications for Clifton Green area as a result of increased traffic flows. There may also be emissions relating to the construction from HGV and construction vehicle movements. The development would need to take this into consideration and detail this in an air quality assessment or statement. The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>+</p> <p>This development is not located within a high risk flood zone. The scale of the development should allow for the incorporation of mitigation techniques for the management of surface water flooding such as sustainable urban drainage (SUDs). Currently the site is predominantly hard standing and there is an opportunity to potentially improve drainage on this site. The impact on this objective should therefore be positive.</p>
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	<p>+</p> <p>The site does not contain any historic assets or listed buildings and does not have significant views toward the city centre.</p> <p>The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to</p>

	understand how the development will impact the city.
15: Conserve or enhance York's natural and built landscape	<p>+</p> <p>There is the opportunity in removing the grainstores for this site to become a new community in York with locally distinctive characteristics complimenting the surrounding built landscape. Development for residential use has the potential to improve visual amenity in the local area through the removal of the grainstores and replacement with buildings relating more the surrounding residential landscape.</p> <p>The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p>
SUMMARY:	
Key positives	<ul style="list-style-type: none"> • This development will provide a significant contribution towards housing provision, including affordable housing need; • The site is 800m to an existing secondary school; • Small numbers of job opportunities would be created through the construction phase of the development; • Opportunities to increase sustainable transport accessibility via existing bus routes; • The site is within 15 minutes cycle of the railway station; • There is access to an existing neighbourhood parade within 800m; • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • Green Infrastructure should improve supporting biodiversity and connectivity in comparison to former use; • The development is located in a low flood risk area; • The site is not within proximity of historic assets or significant views; • This is a brownfield site.
Key challenges	<ul style="list-style-type: none"> • Loss of jobs at this site will not be replaced; • Ensuring transport network connectivity to promote alternative travel to the car; • Increase in population will increase water use and waste generation; • Potential harm to air quality in the Clifton Green area as a result of increased traffic flows.
Mitigation	<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 Heritage Impact Assessment is undertaken as part of assessing the masterplan to gauge its impacts on York's heritage assets, key characteristics and landscape; • A noise survey may be required to determine suitability and screening from adjacent roads; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the

	<p>implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management;</p> <ul style="list-style-type: none"> • Connectivity to the existing transport network, as well as additional safe alternatives are necessary to reduce the need to use a car and ensure accessibility.
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ST4: Land adjacent Hull Road/ Grimston Bar	
Site size	7.54 hectares
Location	Suburban area. Heslington Ward
Allocated for	211 dwellings to be developed within the short to medium term (years 1-10 of the trajectory)
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	<p>+</p> <p>The Site adjacent Hull Road -Grimston Bar is forecast to provide 211 dwellings within the short to medium term. This is a large development on the outskirts of the city which has the potential to contribute to the housing supply. In delivering housing in this location, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created.</p> <p>However, the location of the site is on the edge of the existing settlement boundary, opposite an existing neighbourhood and adjacent to the new University of York Campus and existing park and ride. Given the proximity of the sites to the university, it could offer the potential for accommodating students, which could have benefits on the existing communities in close proximity to the university.</p> <p>Overall, this site could have a positive impact for meeting the needs of the population, particularly in this location where student accommodation is in high demand.</p>
2: Improve the health and well-being of York's population	<p>-/+</p> <p>This development will be required to include openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the site will be adjacent to the openspace, health and sports facilities available on the new campus which are open to residents and would be within walking distance of the development.</p> <p>There may be impacts arising from air quality in connection with the site being located on Hull Road and adjacent to the new University Campus. Cumulative impacts may arise from the traffic flow and the University's boiler stacks. Furthermore, a noise survey would be required given the close proximity to the A64, A1079 and park and ride.</p> <p>Emissions and noise arising in the short term from construction vehicles and HGVs may impact existing residents. However, this should be minor</p>

	<p>effects due to a road providing a barrier between the site and existing dwellings.</p> <p>On balance, this site could have a neutral long-term impacts.</p>
3: Improve education, skills development and training for an effective workforce	<p>+</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place, should it be developed for general housing. In this case, given the anticipated number of new households that this site would generate, primary school provision would need to be allocated. Currently the site is partly within 800m of a primary and secondary school.</p> <p>The site is adjacent to the University of York and whilst this would not contribute to educational facilities, should it come forward for student housing, it may support the accommodation requirements generated by the university.</p> <p>Until the site has been designated for a type of accommodation, it is difficult to assess the impact on this objective. On balance however, it is likely to have a positive impact.</p>
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<p>+</p> <p>Jobs would also be generated through the construction of the site in the short to medium term. The development overall would support the housing of workforce for other employment opportunities within the city helping to support the overall economy, particularly for the university should the site be developed for student accommodation. This is therefore likely to have a short-term positive impact.</p>
5: Help deliver equality and access to all	<p>++</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. The site is within an area of known high housing demand due to the close proximity of the University and may contribute towards alleviating this need should it come forward or be designated for this purpose. Overall, this would make a positive contribution towards this objective.</p> <p>The scale of the development would need to ensure that local convenience provision was planned for. The site is unlikely to generate an additional parade but there is an existing neighbourhood parade within 400m and large scale convenience store within 400m. The development may have a positive effect by increasing the long-term viability and therefore availability of these local facilities. However, road safety measures would need to be included to ensure safe passage to access the convenience store across the current major barrier of the duelled carriageway.</p> <p>The site abuts the A1079 and is adjacent to the Park and Ride. This P&R is a high frequency bus service to the city centre allowing positive accessibility for all. This would be maximised if a route connecting the</p>

	<p>site to the park and ride was developed which would also have benefits for the existing residents in creating improving pedestrian connectivity.</p> <p>Overall, this site is assessed to likely have a significant positive long-term contribution for delivering equality and accessibility.</p>
<p>6: Reduce the need to travel and deliver a sustainable integrated transport network</p>	<p>+/-</p> <p>The site abuts the A1079, near to the junction with the A64 junction, is adjacent to the Park and Ride and has access onto Field Lane towards Heslington. Overall, the development should improve transport links and be able promote non car modes of travel despite its suburban edge location. This site has existing access a number of frequent and non-frequent bus routes along Hull Road. However, it would need to provide or improve links to existing pedestrian and cycle networks, particularly with the University should it be linked with student accomodation.</p> <p>The local facilities and educational facilities within close proximity should also reduce trip generation and the need to travel for local services. Furthermore, The university and York Science Park are key employment destinations meaning that this development could offer employment within walking distance. This could be enhanced through connectivity with the existing transport network, including the park and ride, additional bus stops and pedestrian paths/extension of the cycling network.</p> <p>The site may exacerbate congestion in the area, particularly at peak times, due to its location adjacent to the University of York, which is already a key destination. Particular effects may be felt on Hull Road and Field Lane.</p> <p>On balance, this may have both positive and negative effects.</p>
<p>7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</p>	<p>I/+</p> <p>The size of the site should enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site .</p>
<p>8: Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment</p>	<p>?</p> <p>The site is currently in agricultural use. There are no formally designated or locally designated areas known for nature conservation within close proximity. However, there is a mature landscape behind the site which acts as a gateway for biodiversity. The impacts of development need to ensure the integrity of this landscape is retained and not adversely effected by development. The degree to which this will impact is therefore uncertain and reliant upon the masterplan.</p> <p>Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site and connectivity to existing green infrastructure.</p> <p>The effects have been assessed as uncertain.</p>

9: Use land resources efficiently and safeguard their quality	<p>-</p> <p>This site is greenfield and is currently within agricultural use. It is grade 2 agricultural land indicating it is high quality. There has been a significant loss of agricultural land in this location for the university development and whilst this site is only 7 hectares, it would still mean a loss of high grade agricultural soils. In combination this may have a significantly negative effect on the land resources in the area.</p>
10: Improve water efficiency and quality	<p>I/-</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>-/I</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arising and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes to include the reuse of materials where applicable.</p>
12: Improve air quality	<p>I</p> <p>There are no AQMAs within proximity of this site. And no immediate Air Quality issues although potential for increased traffic flows and proximity of the ring road. There may also be emissions relating to the construction from HGV and construction vehicle movements. The development would need to take this into consideration and detail this in an air quality assessment or statement. Air quality levels should be monitored and managed accordingly.</p> <p>New relevant locations may be introduced along Hull Road, presenting new opportunities for exposure if site not carefully designed. In developing this site, an air quality assessment should also consider the impact from University of York boiler stacks.</p> <p>The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p> <p>On balance, the effects of this site are likely to be determined upon implementation.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>+</p> <p>This development is not located within a high risk flood zone. The scale of the development should allow for the incorporation of mitigation techniques for the management of surface water flooding such as</p>

	sustainable drainage (SUDs). The impact on this objective should therefore be positive.
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	<p>I/-</p> <p>The site does not contain any historic assets or listed buildings.</p> <p>The site forms part of Kimberlow Hill however, and has 360° views of York which is considered important for the setting of the city. These views should be protected with a buffer if development occurs to the south of the site to ensure the skyline is retained. Given this is a sloping site, the density should be lowered to minimise visual impact from development.</p> <p>The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>The site has been assessed as having both direct negative impacts in the long-term making it also depending upon implementation given that concerns may be able to be mitigated.</p>
15: Conserve or enhance York's natural and built landscape	<p>I/-</p> <p>The site forms part of Kimberlow Hill and has 360° views of York which is considered important for the setting of the city. These views should be protected with a buffer if development occurs to the south of the site to ensure the skyline is retained. Given this is a sloping site, the density should be lowered to minimise visual impact from development. The site has been assessed as having both direct negative impacts in the long-term making it also depending upon implementation given that concerns may be able to be mitigated.</p> <p>There is a mature landscape behind the site which acts as a gateway for biodiversity. This impacts of development ensure the integrity of this landscape is retained and not adversely effected by development.</p> <p>The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p>
SUMMARY	
Key positives	<ul style="list-style-type: none"> • This development will provide a significant contribution towards housing provision, including affordable housing need; • It has the potential to provide student accommodation to support the requirements generated by the University of York; • The site is just within 400m of a primary school and 800m to an existing secondary school; • Small numbers of job opportunities would be created through the construction phase of the development; • Opportunities to increase sustainable transport accessibility via existing bus routes and the adjacent park and ride;

	<ul style="list-style-type: none"> • There is the potential for improving pedestrian linkages to the park and ride via the site; • There is access to an existing neighbourhood parade within 400m and alternative convenience provision within 400m; • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • Green Infrastructure should improve supporting biodiversity and connectivity in comparison to existing use; • The development is located in a low flood risk area; • There are no air quality issues at present.
Key challenges	<ul style="list-style-type: none"> • This is a greenfield site. • The site would mean a loss to high grade agricultural land; • Ensuring safe crossing of the road network in this location to access the facilities within 400m; • Ensuring transport network connectivity to promote alternative travel to the car given its suburban edge location; • Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; • Increase in population will increase water use and waste generation; • Potential harm to air quality along Hull Road as a result of increased traffic flows.
Mitigation	<ul style="list-style-type: none"> • The sites need to implement mitigation measures to combat concerns relating to the landscape and setting of the city given the visible location of potential development; • 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 Heritage Impact Assessment is undertaken as part of assessing the masterplan to gauge its impacts on York's heritage assets, key characteristics and landscape; • A noise survey may be required to determine suitability and screening from adjacent roads; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management; • Connectivity to the existing transport network, including the new park and ride, as well as additional safe alternatives are necessary to reduce the need to use a car and ensure accessibility..

ST5: York Central**Site size**

60 hectares (gross)

Location	City Centre/City Centre Extension area. Holgate Ward
Allocated for	<p>Mixed use site incorporating:</p> <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.
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	<p>++</p> <p>The York Central site is forecast to provide 438 dwellings representing 2% of the total requirement over the plan period. This is a significant development within the city that had the potential to provide a new mixed community meeting a variety of population needs. Furthermore, there is existing housing within the overall site which should be considered in making this a new cohesive community. In meeting this, it will be important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created and integrated into the existing community.</p> <p>Overall the site is assessed to be significantly positive in the long-term.</p>
2: Improve the health and well-being of York's population	<p>+</p> <p>This site is required to include a high quality public realm strategy, openspace for recreational purposes as well as other recreational and cultural facilities. The provision of these should have a positive benefit on the health and well-being of residents.</p> <p>The site currently located adjacent to a railway line and would need to ensure the safety of residents in masterplanning the development. Furthermore, the site is known to have contamination issues and there is a need to remediate any the land to ensure the health of residents.</p> <p>The impact on human health from noise and vibration issues in connection with the railway and adjoining road will need to be considered. A site survey to assess the impact of this will be essential.</p> <p>Emissions and noise arising in the short term from construction vehicles and HGVs may impact existing residents. However, this should be minor effects due to a road providing a barrier between the site and existing dwellings.</p> <p>Overall the site is likely to have a positive impact in the medium to to long-term in line with land remediation and implementation.</p>
3: Improve education, skills development and training for an effective workforce	<p>I/+</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site. Given the anticipated number of new households that this site would generate, allocation of new school places would be required .</p> <p>The site is in close proximity to sustainable transport routes, including</p>

	<p>the railway station providing good accessibility to key educational and training facilities within the city. Further, skills and training may be able to offered onsite through construction and may be provided within the new office development depending upon the occupiers.</p> <p>The impacts could be positive in the long-term, however, it is unlikely that additional facilities will be delivered on site and it is reliant on school places being available. Overall this is assessed as being dependent upon implementation.</p>
<p>4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy</p>	<p>++</p> <p>This site is forecast to deliver 80,000 sq.m of office floorspace within close proximity to the railway station allowing excellent connectivity with the existing city centre and wider region. Jobs would also be generated through the construction of the site in the short to medium term of the development and in the long-term associated with local convenience shops. The mixed use of this site would allow for a range of jobs to be created and supported maximising the diverse skills available within York. Furthermore it would help support city centre viability through increasing the population within close proximity, whilst not competing with its established function.</p> <p>Furthermore, the housing development element would support workforce wishing to live close to the city centre promoting low carbon lifestyles through close proximity to sustainable transport for accessing employment destinations both on and offsite.</p> <p>This site is assessed as having a significantly positive effect to achieving this objective.</p>
<p>5: Help deliver equality and access to all</p>	<p>++</p> <p>Areas adjacent to the site rank highly in terms of deprivation. The location of houses and jobs in this location may help to alleviate this in other areas.</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would have a positive effect towards this objective.</p> <p>The scale of the development would need to ensure that local convenience provision was planned for and ancillary retail is an accepted use on site commensurate with the scale of development. The city centre and its associated conveniences are also within close proximity, which would be of benefit to residents living on the new site.</p> <p>The mixed use of this site would allow for a range of jobs to be created and supported maximising the use of diverse skills available within York in the short, medium and long-term..</p>
<p>6: Reduce the need to travel and deliver a sustainable integrated</p>	<p>+/-</p> <p>York Central is located behind the existing railway station. This location boasts excellent connectivity via train around the country but also to</p>

transport network	<p>the frequent and non-frequent bus services located at the front of the station. In developing this site for mixed use, connectivity through the site would need to be improved using a public realm strategy that would provide or improve links to existing pedestrian and cycle networks. New accesses to the site would also improve this connectivity and accessibility for people living and working on the site. Given its location and mixed use there is the opportunity for this site to make a significant positive contribution to this objective.</p> <p>Access to the site will promote accessibility to the site, including new bus access. However, a new road connection from Water end is also likely to promote car based travel. Increasing the road connections may also exacerbate congestion in the area, particularly at peak times, given its location adjacent to the city centre. The scale of development relies on this significant infrastructure to be delivered to make the site fully accessible and deliverable overall. Should the costs not be met to install this, this may prevent the site maximising the potential for development.</p>
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<p>I/+</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles. Post development there is also likely to be trips generated by the prospective residents and mixed use on site. However, given that this site is centrally located, the need to travel is reduced due to access to the city centre, employment opportunities and sustainable transport modes all within close proximity around the entire site. This is likely to help reduce any impacts on greenhouse gas emissions.</p> <p>The size of the site should enable a variety of climate change mitigation measures to be incorporated through design and layout. There are also opportunities for large-scale renewable energy schemes connecting up the various uses on site to be included. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site .</p>
8: Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<p>+</p> <p>The site should have a positive impact on this objective given that currently it is a former railway site with limited Green Infrastructure and biodiversity. The potential development and connecting openspace /public realm could help improve biodiversity within the site and connectivity to existing green infrastructure. The site borders a significant green Infrastructure corridor following the river Ouse providing the potential for accessible space beyond the site and connectivity to other green infrastructure. Due to the location of the development parcels on the site, it is unlikely that there will be adverse impacts on this corridor.</p> <p>Overall, this is assessed as having a positive impact.</p>
9: Use land resources efficiently and safeguard their quality	<p>+</p> <p>This is a brownfield site with a history connected to the railway industry. Remedial work will be statutorily required prior to development to minimise contamination risks on the proposed use and</p>

	<p>consequently, the condition of this land will be better post development.</p> <p>This site has been assessed as having a positive impact of this objection.</p>
10: Improve water efficiency and quality	<p>I/-</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective.</p> <p>The site borders the River Ouse. Remediating contamination and the construction of the site would need to avoid any circumstances which may lead to adverse impacts on water quality such as through run-off or processing.</p> <p>This has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency and long-term contamination remediation.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>-/I</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes including the reuse of materials where applicable.</p>
12: Improve air quality	<p>-</p> <p>There will potentially be a large air quality impact on Air Quality Management Area (AQMA) and other areas of poor air quality in the city. The site is located adjacent to the city centre and Leeman Road AQMAs whereby pollutants are known to exceed required levels. Development of this site could exacerbate this should it not be successful in implementing a low emission scheme and decreasing traffic flows. In addition, there may also be emissions relating to the construction from HGV and construction vehicle movements in the short-term. The development would need to take this into consideration and detail this in an air quality assessment. The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel. Currently however, the anticipated effects are assessed as negative.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>I/-</p> <p>This majority of the site is not located within a high risk flood zone although Leeman Road, one the of existing accesses is known to flood frequently. The site would need to ensure that mitigation for adjacent</p>

	<p>high flood risk areas is considered so that no negative impacts from the development are experienced in adjacent areas. The scale of the development should further allow for the incorporation of mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs). The impact of the site at this stage is likely to be dependent upon implementation.</p>
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	<p>?</p> <p>York Central is in close proximity to the city centre and all of its associated heritage assets. Of particular importance is inclusion of the train station with the Central Historic Core Conservation Area and Area of Archaeological Importance (AAI) as well as its interface with significant scheduled ancient monuments such as the City Walls and listed buildings.</p> <p>From across the site there are also key strategic views towards the Minster as well as towards Clifton Ings and the northwest of York which would need to be preserved. The design of the site, including the number of building storeys, would be critically important to maintaining this.</p> <p>The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>On balance, the effects of this site on this objective is uncertain due to it being dependent upon the design of the site.</p>
15: Conserve or enhance York's natural and built landscape	<p>I/+</p> <p>The development of the site would lead to a new section of the city being created which could potentially enhance the built environment in comparison to its existing use as former/derelict railway land.</p> <p>From across the site there are also key strategic views towards the Minster as well as towards Clifton Ings and the northwest of York which would need to be preserved. The design of the site, including the number of building storeys, would be critically important to maintaining this.</p> <p>The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p>
SUMMARY	
Key positives	<ul style="list-style-type: none"> • This is a brownfield site; • This development will provide a significant contribution towards housing provision, including affordable housing need; • The site will provide significant B1a offices in an accessible and complementary location to the city centre and wider region; • It will support a significant amount of jobs;

	<ul style="list-style-type: none"> • Co-location of employment opportunities and residential dwellings encouraging short sustainable commute and low carbon lifestyle; • Job opportunities would be created through the construction phase of the development; • Opportunities to increase sustainable transport accessibility to the city and wider region via existing bus routes, the railway station and pedestrian and cycle routes to the city centre; • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • Green Infrastructure should improve supporting biodiversity and connectivity to the existing green corridor adjacent (River Ouse) in comparison to former use; • The development of the site would lead to a new section of the city being created which could potentially enhance the built environment in comparison to its existing use.
Key challenges	<ul style="list-style-type: none"> • The site is located adjacent to a railway line and the development would need to implement systems to ensure residents safety; • Whilst this site can be supported through existing infrastructure, significant investment in infrastructure would still be required to enable the full potential development of the site. • The proximity to the inner ring-road may increase traffic flows and exacerbate congestion in city centre; • Site requires remediation for contamination to ensure the soils are suitable for residential garden and commercial use; • Increase in population will increase water use and waste generation; • The site is located within the City Centre and Leeman Road AQMAs. There is the potential for a significant impact should the site not be successful in implementing a low emission scheme and decreasing/minimising traffic flows; • Whilst the majority of development is located in a low flood risk zone, the site abuts a residential area within a high flood risk zone. A significant challenge is minimising the negative effects of this development on existing flood risk; • Ensuring social cohesion with existing residential and commercial areas within the site; • From across the site there are key strategic views towards the Minster as well as towards Clifton Ings and the northwest of York which would need to be preserved. The design of the site, including the number of building storeys, would be critically important to maintaining this.
Mitigation	<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. • The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city; • Transport issues need to be planned for to ensure that sustainable

	<p>connections are available and attractive in preference to car based travel to encourage sustainable travel behaviour;</p> <ul style="list-style-type: none"> • 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; • A noise survey may be required to determine suitability and screening from the adjacent railway line and in connection with the construction of the site; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management; • 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.
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ST6: Land East of Grimston Bar	
Site size	7.54 hectares
Location	Suburban area. Osbaldwick Ward
Allocated for	154 dwellings to be developed within the short to medium term (years 1-10 of the trajectory)
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	<p>+</p> <p>The Site adjacent Hull Road opposite Grimston Bar Park and Ride. It is forecast to provide 154 dwellings within the short to medium term. This is a development on the outskirts of the city which has the potential to contribute to the housing supply. In delivering housing in this location, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created.</p> <p>The location of the site is on the edge of the existing settlement boundary, adjacent to Osbaldwick Link Road Industrial Estate and in close proximity to the new University of York Campus and existing park and ride. However, its location is cut off from existing residential areas which would conflict with integrating the site into the existing neighbourhood. Although this site is close to the University campus, the development would not necessarily suit student accommodation or higher density development as this would conflict with environmental objectives in this location.</p>
2: Improve the health and well-being of York's population	<p>-/+</p> <p>This development will be required to include an element of openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the site is adjacent to</p>

	<p>an existing woodland and the site would be in close proximity to the new openspace, health and sports facilities available on the new University of York campus which are open to residents.</p> <p>However, the adjacent uses are industrial. Significant buffering to the site would be required to minimise the impacts of odour, noise and air quality arising from these uses which have negative impacts on residents. Furthermore a full noise assessment would be required due to its location in close proximity to the A64. In addition, there may be short term issues connected with the construction of the site on the adjacent areas close by due to increase in vehicle movements, such as HGV and construction vehicles.</p> <p>On balance this is likely to have positive and negative effects on this objective.</p>
3: Improve education, skills development and training for an effective workforce	<p>I</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place, should it be developed for general housing. In this case, given the anticipated number of new households that this site would generate, primary school provision would need to be allocated. Currently the site is not within 800m of a primary or secondary school.</p>
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<p>+</p> <p>Jobs would also be generated through the construction of the site in the short to medium term. The development overall would support the housing of workforce for other employment opportunities within the city helping to support the overall economy. There are employment uses located adjacent to the site which may also be able to offer opportunities for employment. This site has therefore been assessed as likely to have positive effects.</p>
5: Help deliver equality and access to all	<p>-/+</p> <p>The scale of the housing forecast would enable a contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective. However, the development is detached from existing residential communities by the industrial estate on 2 sides and bordered by the A1079 Hull Road duelled section to the ring-road. This location could isolate the population and limit integration for a cohesive community, particularly given that other services and facilities are unlikely to be generated on site.</p> <p>The scale of the development would need to ensure that local convenience provision was planned for. The site is unlikely to generate an additional facilities but there is an existing neighbourhood parade within 800m and large scale convenience store just over 800m. However, road safety measures would need to be included to ensure safe passage along the duelled carriageway to access the convenience store. Connectivity to these facilities would need to vastly be improved.</p>

	<p>The site abuts the A1079 and is opposite the Park and Ride. This P&R is a high frequency bus service to the city centre allowing positive accessibility for all. This would be maximised if a route connecting the site to the park and ride was developed which would also have benefits for the existing residents in creating improving pedestrian connectivity. This would involve bridging the duelled carriageway for safe passage and to maximise connectivity to the existing high frequency route.</p> <p>On balance this site has been assessed as having both positive and negative impacts on this objective.</p>
<p>6: Reduce the need to travel and deliver a sustainable integrated transport network</p>	<p>+/-</p> <p>The site abuts the A1079, near to the junction with the A64 junction and is opposite the Park and Ride. There are existing frequent and non-frequent bus routes which run along the main road, which the site could make use of to promote less use of the car. However, the road is a barrier currently and in order to gain access to the existing high frequency park and ride, a safe crossing point across the duelled carriageway would need to be made to connect the site. Further work would also be required to improve, install and make safe links to existing pedestrian and cycle networks. Significant infrastructure investment would be required to ensure this site could contribute to this meeting this objective.</p> <p>The site may exacerbate congestion in the area, particularly at peak times, given its location close to the ring-road and university junctions.</p> <p>This site has been assessed as having both positive and negative effects.</p>
<p>7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</p>	<p>I/+</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles. Post development there is also likely to be trips generated by the prospective residents due to the location of the site. The impact on greenhouse gas emissions may be partially offset through use of sustainable travel to and from the site and a successful linkage is made between the site and existing park and ride.</p> <p>The size of the site should enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to have a positive effect by minimising the impacts of the site in the long-term. This site has therefore been assessed as having a positive effect as well as depending on implementation.</p>
<p>8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment</p>	<p>?</p> <p>Whilst there are no nature conservation designations on this site, there is an area of interest buffering the western side of the site between the site boundary and the transformer station. This area would need to be assessed for its nature conservation value and therefore the effect currently is unknown.</p>

	<p>The site is currently in agricultural use. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site and connectivity to existing green infrastructure.</p> <p>On balance, further information is required for this site to understand its implications and therefore it has been assessed as uncertain.</p>
9: Use land resources efficiently and safeguard their quality	<p>-</p> <p>This site is greenfield and is currently within agricultural use. It is grade 3 agricultural land indicating it is of high quality. There has been a loss of agricultural land in this vicinity for the university development and whilst this site is only 7 hectares it would still mean a loss of high grade agricultural soils. The effects of this have been assessed as significantly negatives for this objective.</p>
10: Improve water efficiency and quality	<p>I/-</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>-/I</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes including the reuse of materials where applicable.</p>
12: Improve air quality	<p>-/I</p> <p>There are no AQMAs within proximity of this site. However, there is potential for air quality issues arising from traffic using A1079 although likely this could be addressed by setting buildings back from carriageways. The site is likely to require an AQ assessment.</p> <p>The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p> <p>This has been assessed as having a negative impact on this objective although this may be offset through design.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>+</p> <p>This development is not located within a high risk flood zone. The scale of the development should allow for the incorporation of mitigation techniques for the management of surface water flooding such as</p>

	sustainable drainage (SUDs). The impact of this development should therefore be positive.
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	- The site forms part of the wider setting of views of the City from this section of the A64 between Hopgrove roundabout and Grimston Bar. The impact of this site is reduced due to its location but there would be landscape concerns should the development extend beyond a line of mature trees running parallel with the A64, and a narrow field buffer, which could help to screen any development taking place within the land proposed to be allocated for residential development. The impacts of this site have therefore been assessed as potentially negative.
15: Conserve or enhance York's natural and built landscape	- The site forms part of the wider setting of views of the City from this section of the A64 between Hopgrove roundabout and Grimston Bar. The impact of this site is reduced due to its location but there would be significant landscape concerns should the development extend beyond a line of mature trees running parallel with the A64, and a narrow field buffer, which could help to screen any development taking place within the land proposed to be allocated for residential development. It is considered particularly important that development should not take place right up to Grimston Bar roundabout, in order to preserve the open character of the land in this area in line with the topography of the area. Overall, the impact of this site on this objective is assessed as negative.
SUMMARY	
Key positives	<ul style="list-style-type: none"> • This development will provide a contribution towards housing provision, including affordable housing need; • Small numbers of job opportunities would be created through the construction phase of the development and may be available on the adjacent industrial site; • Opportunities to increase sustainable transport accessibility via existing bus routes and the adjacent park and ride; • There is access to an existing neighbourhood parade within 800m and alternative convenience provision just over 800m; • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • Green Infrastructure should improve supporting biodiversity and connectivity in comparison to existing use; • The development is located in a low flood risk area; • There are no air quality issues at present; • There are no designated heritage assets within the site.
Key challenges	<ul style="list-style-type: none"> • This is a greenfield site. • The site would mean a loss to high grade agricultural land; • This is an isolated housing development bordered by industrial uses/duel carriageway which would not easily promote social and community cohesion with existing neighbourhoods; • Ensuring safe crossing of the road network in this location to access

	<p>the facilities and the park and ride. This may incur significant investment costs for the improvements to the road, pedestrian and cycle network;</p> <ul style="list-style-type: none"> • Ensuring transport network connectivity to promote alternative travel to the car given its suburban edge location; • Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; • Increase in population will increase water use and waste generation; • Potential harm to air quality along Hull Road as a result of increased traffic flows; • Any site would need to incorporate a strong element of green infrastructure to fit with the existing urban pattern and force the creation of a new stray. • From across the site there are also key strategic views towards the Minster as well as to the East of York and South towards Osbaldwick which would need to be preserved. The design of the site, including the number of building storeys, would be critically important to maintaining this.
Mitigation	<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 Gromston 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 • Transport issues need to be planned for to ensure that sustainable connections are available and attractive in preference to car based travel to encourage sustainable travel behaviour; • 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; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management; • An assessment of nature conservation value would be required to understand the biodiversity issues on site and for appropriate mitigation to be identified.

ST7: Land to East of Metcalfe Lane	
Site size	60 hectares
Location	Extension to the Urban Area. Osbaldwick Ward
Allocated for	1800 dwellings to be developed over the lifetime of the plan (years 1-15 of the trajectory)
Objectives	

<p>1: To meet the diverse housing needs of the population in a sustainable way.</p>	<p>++</p> <p>The land east of Metcalfe Lane is forecast to provide 1800 dwellings representing 8.2% of the total requirement over the plan period. This is a significant development within the city that had the potential to provide a new mixed and sustainable community. In meeting this, it will important that the tenure split and housing mix and reflects need within the city to enable the creation of a balanced and mixed neighbourhood.</p> <p>Overall this is assessed as significantly positive for this objective over the long-term.</p>
<p>2: Improve the health and well-being of York's population</p>	<p>-/+</p> <p>This development will be required to include a significant element of openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the scale of the sites and the resultant population would require additional services and facilities to ensure local provision of healthcare at a minimum. This should encourage walking and cycling to the facilities rather than car use. The site is also surrounded by land retained in the greenbelt meaning that accessible countryside for recreation should also be maintained.</p> <p>Whilst there are currently no air quality issues, the site has the potential to increase traffic in the vicinity and therefore an air quality assessment would be required to ensure there are no adverse impacts to human health. Similarly, a noise impact assessment is likely to be required due to proximity to the A64. Impacts from both of these environmental quality issues could be offset through design and appropriate buffering.</p> <p>The site is adjacent to existing residential areas. It is likely that there will be impacts on these neighbouring areas for the duration of the construction period from increased trips and noise connected with HGVs and construction vehicles for example. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, this has been assessed as likely to be positive but depend upon implementation.</p>
<p>3: Improve education, skills development and training for an effective workforce</p>	<p>?</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site. Access to existing facilities currently varies across the site. Given the anticipated number of new households that this site would generate, a new primary school would be required. There may also be some potential for this site to support other primary schools which currently have capacity. The combination effects arising between this site and that of an existing residential permission for around 500 homes (currently under construction) would also need to be taken into consideration to plan for adequate</p>

	<p>secondary education provision.</p> <p>The scale of the site may also allow for training opportunities during its construction depending on the requirements of the provision.</p> <p>On balance the scale of the impact are uncertain until the masterplan has been presented.</p>
<p>4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy</p>	<p>+</p> <p>Jobs would be generated through the construction of the site in the short to medium term. The development overall would significantly support the housing of workforce for other employment opportunities within the city helping to support the overall economy.</p> <p>The main employment opportunities would be available in the city centre, to the north at Monks Cross and to the south at Osbaldwick. However, the connectivity to these would need to be significantly improved to enable sustainable travel to all of these employment destinations.</p> <p>Overall the effects of this site are assessed as positive.</p>
<p>5: Help deliver equality and access to all</p>	<p>I/+</p> <p>The scale of the housing forecast would enable a contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution towards this objective and meeting identified housing need/demand.</p> <p>The scale of the development would need to ensure that local convenience provision was planned for. Currently accessibility to facilities differs across the site with the western side (bordering the existing urban area) most likely to have some access within 800m. The scale of the site means it is likely to generate an additional facilities or neighbourhood parade. This would need to be developed in conjunction with the overall residential element to ensure maximise its accessibility for residents and minimise any additional pressure on existing facilities. Due to this being a second large development in this area, it could help to reduce any deficit created through cumulative impacts of development.</p> <p>In order to secure equality of access, a significant investment in infrastructure would be required to enable connectivity with popular destinations.</p> <p>Overall, this is assessed as positive but depending upon implementation of the overall development.</p>
<p>6: Reduce the need to travel and deliver a sustainable integrated transport network</p>	<p>-/I</p> <p>In order to secure equality of access through sustainable travel and avoiding the need to use a car, a significant investment in infrastructure would be required to enable connectivity with surrounding</p>

	<p>neighbourhoods, the city centre, employment and other popular destinations. Commuting from this location is inevitable given that there are no long-term plans for employment within this site. Currently the site has access to a non-frequent bus route to the north of the site. Given the site is located on the outskirts of the existing settlement limits it would need strategic connections for all sustainable transport modes to integrate the site into the existing network To encourage sustainable travel.</p> <p>The site may exacerbate congestion in the area, particularly at peak times, given its scale. Further work need to be undertaken in order to understand the full implications for the development and determine the necessary measure to offset any adverse impacts.</p> <p>Overall this is assessed as negative but with the ability offset impacts through implementation.</p>
<p>7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</p>	<p>I/+</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles. Post development there is also likely to be trips generated by the prospective residents due to the location of the site. The impact on greenhouse gas emissions may be partially offset through use of sustainable travel to and from the site and a successful linkage is made between the site and key destinations.</p> <p>The size of the site should enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to make a positive contribution by minimising the impacts of the site.</p> <p>On balance this is assessed as depending upon implementation with the potential to have a positive effect in the long-term.</p>
<p>8: Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment</p>	<p>+/-</p> <p>Currently the site has no nature conservation designations but does intersect with local and regional level green infrastructure corridors. There is an opportunity for this site to interconnect with existing green infrastructure corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site.</p> <p>There may be potential conflict with existing hedgerows within the strategic site which may also offer a habitat for wild flora and fauna. These should be sensitively considered within the design of the site as far as possible to ensure their continuation. The effects of this will be determined through the masterplanning process.</p> <p>Overall, the effects on this site have been assessed as as potentially</p>

	having positive and .
9: Use land resources efficiently and safeguard their quality	-- This site is greenfield and is currently within agricultural use. It is grade 3 agricultural land indicating it is of high quality. This would be a significant loss of high grade agricultural soils within the inner road. This site would have a significant negative impact.
10: Improve water efficiency and quality	l/- An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency.
11: Reduce waste generation and increase level of reuse and recycling	-/l An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill. Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible. Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes including the reuse of materials where applicable.
12: Improve air quality	l There are no AQMAs within proximity of this site. There is the potential for increased traffic in vicinity of site and elsewhere on network given the scale of development and the potential for increased congestion/ traffic flows. In addition, emissions may increase during the construction phase of the development through increased trip generation from construction vehicles and HGVs within this location. A full Traffic Assessment and Air Quality Assessment is likely to be required. The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.
13: Minimise flood risk and reduce the impact of flooding to people and property in York	? Whilst the site is not located within a high risk flood zone, it does border flood zone 3 (high flood risk) to the north and flood zone 2 to the south. Development would be required to mitigate any potential effects to ensure that flooding in this area is not exacerbated. Specific incorporation of mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs) should also be included. It is suggested that development is not placed near these locations to minimise the impacts on these area and so potentially an allowance for further flooding is made within green infrastructure.

	<p>Currently the impact of this will depend upon the site layout and type of development. The effects have therefore been assessed as uncertain.</p>
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	<p>?</p> <p>There are no designated heritage assets within close proximity to the proposed site.</p> <p>Important to the setting of the city are the views from across the site towards the Minster as well as to the East of York and South towards Osbaldwick which would need to be preserved. The design of the site, including the number of building storeys, would be critically important to maintaining this.</p> <p>The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>Overall the effects are currently assessed as uncertain.</p>
15: Conserve or enhance York's natural and built landscape	<p>I/-</p> <p>This would be a large greenfield development on the edge of the existing urban area taking development further towards the outer ringroad. The development of the site would lead to a new section of the city and urban landscape being created. It would redefine the urban edge in relation to where it currently stands which may impact on the natural landscape and visual amenity. Any development would need to incorporate a strong element of green infrastructure to fit with the existing urban pattern and the creation of a new stray. This would help to reinforce existing landscape patterns around the rest of York and mitigate the visual loss of greenfield land in this area.</p> <p>From across the site there are key strategic views towards the Minster as well as to the East of York and South towards Osbaldwick, which would need to be preserved. The design of the site, including the number of building storeys, would be critically important to maintaining this and ensuring that these are not lost through development.</p> <p>The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>Overall, there is the potential to have negative effects on landscape but the severity of the effects rely upon implementation/design of the masterplan.</p>
SUMMARY	
Key positives	<ul style="list-style-type: none"> • This development will provide a significant contribution towards housing provision, including affordable housing need; • Job opportunities would be created through the construction phase of the development and through provision of a local service centre;

	<ul style="list-style-type: none"> • The site would generate the need for a new local service centre providing key local services and facilities; • A new primary school will need to be provided; • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • There are currently no nature conservation designations but the site does intersect with local and regional green corridors providing an opportunity for Green Infrastructure to improve biodiversity and connectivity to the wider natural environment; • The development is located in a low flood risk area; • There are no air quality issues at present.
Key challenges	<ul style="list-style-type: none"> • This is a greenfield site. • The site would mean a significant loss to high grade agricultural land; • Provision for secondary education will need to be considered and allocated capacity; • The main employment opportunities will be in alternative locations such as the City Centre and Monks Cross; • Ensuring transport network connectivity to promote alternative travel to the car given its suburban edge location is paramount to ensure key destinations are accessible sustainably; • Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; • A significant investment in infrastructure will be required; • Whilst this site is large enough to create a cohesive community, there is a challenge to integrate this into the existing residential locations; • Increase in population will increase water use and waste generation; • Potential harm to air quality could be generated as a result of increased traffic flows.
Mitigation	<ul style="list-style-type: none"> • The masterplanning process should ensure that it considers principles within the Heritage Topic Paper, including the use of green infrastructure. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city. • Air quality and noise assessments will be required. Any adverse effects arising from these should be mitigated, potentially through appropriate buffering; • Transport issues need to be planned for to ensure that sustainable connections are available and attractive in preference to car based travel to encourage sustainable travel behaviour; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management; • An assessment of nature conservation value would be required to

	<p>understand the biodiversity issues on site and in relation to hedgerows for appropriate design and mitigation to be identified;</p> <ul style="list-style-type: none"> • 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.
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ST8: Land North of Monks Cross	
Site size	52.3 hectares
Location	Extension to the Urban Area. Huntington Ward
Allocated for	1569 dwellings to be developed over the lifetime of the plan (years 1-15 of the trajectory)
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	<p>++</p> <p>The land to the north of Monks Cross is forecast to provide 1569 dwellings representing 7.2% of the total requirement over the plan period. This is a significant development within the city that had the potential to provide a new mixed and sustainable community. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable the creation of a balanced and mixed neighbourhood. Overall it has been assessed as having a significantly positive impact on this objective.</p>
2: Improve the health and well-being of York's population	<p>-/+</p> <p>This development will be required to include a significant element of openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the scale of the sites and the resultant population would require additional services and facilities to ensure local provision of healthcare. New healthcare facilities are also being provided to the south of the site with a community healthcare facility as part of the new stadium development to the south of the site. The site is also surrounded by land retained in the greenbelt meaning that accessible countryside for recreation should also be maintained.</p> <p>Whilst there are currently no air quality issues, there could be risk of new exposure of the site is not carefully designed. Cumulative impacts arising, in connection with the permitted community stadium/retail development for example, will also need to be considered within an air quality impact assessment.</p> <p>The site is adjacent to existing residential areas. It is likely that there will be impacts on these neighbouring areas for the duration of the construction period from increased trips and noise connected with HGVs and construction vehicles for example. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p>

	<p>Overall this has been assessed as positive but depending upon implementation in the short-term.</p>
3: Improve education, skills development and training for an effective workforce	<p>I/+</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site. Given the anticipated number of new households that this site would generate, a new primary school would be required. There may also be some potential for this site to support other primary schools which currently have capacity. There is a secondary school in just over 800m from the southern section of the site. However further provision may need to be made depending on the schools capacity to accommodate new pupils.</p> <p>The scale of the site may also allow for training opportunities during its construction depending on the requirements of the developers. There may also be links to training opportunities during construction or for new residents on the existing business park to the south of the site.</p> <p>Overall this has been assessed as positive but depending upon implementation in the short-term.</p>
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<p>+</p> <p>Jobs would be generated through the construction of the site in the short to medium term. The development overall would significantly support the housing of workforce for other employment opportunities within the city helping to support the overall economy.</p> <p>The local employment opportunities would be available in the Monks Cross employment and retail centre to the south of the site. There are a diverse employment opportunities in this location and with the pending extension of the retail sector in connection with the community stadium, jobs should be available. There would need to be improved connectivity of the residential housing to enable sustainable travel to all of this employment destinations. Furthermore, access to the city centre would also be critical to support the workforce and would be dependent on improved infrastructure.</p> <p>Overall this site is assessed as likely to have a positive effect on this objective.</p>
5: Help deliver equality and access to all	<p>++</p> <p>This area is identified within the IMD 2010 as being an area which is more deprived in relation to barriers to housing and services. The development of this site is likely to alleviate some of this deprivation through development of houses and local facilities.</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution towards this objective and in meeting identified housing need.</p>

	<p>The scale of the development would need to ensure that local service and facilities provision is planned for. Currently the site is north of the existing Monks Cross retail park which contain convenience shops and supermarkets. However, currently the centre lacks community facilities. The scale of the site means it is likely to generate additional facilities but there is the opportunity to also enhance the Monks Retail park into more of a community hub by expanding the communities facilities available. Any facilities identified would need to be developed in conjunction with the overall residential element to ensure maximise its accessibility for residents.</p> <p>In order to secure equality of access, a significant investment in infrastructure would be required to enable connectivity with popular destinations.</p> <p>Overall this effects of this site are assessed as positive.</p>
<p>6: Reduce the need to travel and deliver a sustainable integrated transport network</p>	<p>-/+</p> <p>In order to secure equality of access through sustainable travel and avoiding the need to use a car, investment in infrastructure would be required to enable connectivity with surrounding neighbourhoods, the city centre and Monks cross to the south. The site is bordered by existing road infrastructure to enable access on to the site but further strategic connections for pedestrian and cycle routes would be required to integrate the site into the existing network. Currently there is a high frequency park and ride to the south although this is over 800m from the site. Access to other routes vary around the site. Bus routes would also need to be extended into this location to service new residents to maximise network integration.</p> <p>The location of the development in close proximity to a centre like Monks cross which offers employment, leisure, retail and convenience shopping, would help to reduce the need to travel subject to successfully linking it to the new development.</p> <p>The site may, however, exacerbate congestion in the area, particularly at peak times, given its scale. Further work need to be undertaken in order to understand the full implications for the development and the opportunities to mitigate any identified effects.</p> <p>Overall this site is likely to have a positive impact on this objective in the future, subject to implementation of suitable infrastructure.</p>
<p>7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</p>	<p>I/+</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles. Post development there is also likely to be trips generated by the prospective residents due to the location of the site. The impact on greenhouse gas emissions may be partially offset through use of sustainable travel to and from the site and a successful linkage is made between the site and existing/new facilities.</p>

	<p>The size of the site should enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to make a positive contribution by minimising the impacts of the site.</p>
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<p>+/-</p> <p>Currently the site has no nature conservation designations but does intersect with local green infrastructure corridors. It also contains some trees with protection orders. There is an opportunity for this site to interconnect with existing green infrastructure corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site.</p> <p>The SINC to the east of site will need buffering given the presence of Great Crested Newts. It is anticipated that this could be incorporated into the overall scheme without detrimental effect to the SINC. This would depend upon the masterplan and design of the site.</p> <p>On balance, the effects from this site are likely to be positive in the long-term but also negative in relation to biodiversity issues.</p>
9: Use land resources efficiently and safeguard their quality	<p>--</p> <p>This site is greenfield and is currently within agricultural use. It is grade 3 agricultural land indicating it is of high quality. This would be a significant loss of high grade agricultural soils within the inner road.</p> <p>On balance this is likely to have a significant negative impact.</p>
10: Improve water efficiency and quality	<p>I/-</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>-/I</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes including the reuse of materials where applicable.</p>
12: Improve air quality	<p>I/-</p>

	<p>There are no AQMAs within proximity of this site and no immediate AQ issues although potential for knock on traffic implications elsewhere in the city. . In addition, emissions may increase during the construction phase of the development through increased trip generation from construction vehicles and HGVs within this location.</p> <p>Given the scale of development, new relevant locations may be introduced along the outer ring road, presenting new opportunities for exposure if the site is not carefully designed. There may also be cumulative impacts that need addressing in terms of traffic/AQ impact (i.e. alongside permitted community stadium / retail development).</p> <p>The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p> <p>On balance, this site is likely to have a negative impact which may be partially offset through implementation of mitigation measures.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>+</p> <p>The site is not located within a flood risk zone. Specific mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs) should be included however.</p>
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	<p>?</p> <p>There are no designated heritage assets within close proximity to the proposed site and nothing significant in terms of archaeological interest.</p> <p>The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>Due the scale of the site there might impacts on the setting of York. However, the impacts of this on York's character is uncertain currently.</p>
15: Conserve or enhance York's natural and built landscape	<p>I/-</p> <p>This would be a large greenfield development on the edge of the existing urban area taking development further towards the outer ringroad.</p> <p>The development of the site would lead to a new section of the city and urban landscape being created. It would redefine the urban edge in relation to where it currently stands which may impact on the natural landscape and visual amenity. Any development would need to incorporate a strong element of green infrastructure to fit with the existing urban pattern and the creation of a new stray. This would help to reinforce existing landscape patterns around the rest of York and mitigate the visual loss of greenfield land in this area.</p>

	<p>From across the site there are also key strategic views towards the Minster as well as to north which would need to be preserved. The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>Overall, there is the potential to have negative effects on landscape but the severity of the effects rely upon implementation/design of the masterplan.</p>
SUMMARY	
Key positives	<ul style="list-style-type: none"> • This development will provide a significant contribution towards housing provision, including affordable housing need; • Job opportunities would be created through the construction phase of the development and through provision of a local service centre; • The site would generate the need for a new local service centre providing key local services and facilities; • The site will be located north of the existing Monks Cross retail and business park which provide a high level of facilities and leisure opportunities reducing the need to travel (subject to the implementation of pedestrian and cycle routes); • The site will be north of an employment allocation for office use providing new employment opportunities; • A new primary school will need to be provided; • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • There are currently no nature conservation designations but the site does intersect with local and regional green corridors providing an opportunity for Green Infrastructure to improve biodiversity and connectivity to the wider natural environment; • The development is located in a low flood risk area; • There are no air quality issues at present; • There are no designated heritage assets within close proximity to the proposed site and nothing significant in terms of archaeological interest.
Key challenges	<ul style="list-style-type: none"> • This is a greenfield site. • The site would mean a significant loss to high grade agricultural land; • The development of the site would lead to a new section of the city being created. Any site would need to incorporate a strong element of green infrastructure to fit with the existing urban pattern and to separate the new and existing developments; • Provision for secondary education will need to be considered and allocated capacity; • The main employment opportunities will be in alternative locations such as the City Centre and Monks Cross; • Ensuring transport network connectivity to promote alternative travel to the car given its suburban edge location is paramount to ensure key destinations are accessible sustainably;

	<ul style="list-style-type: none"> • Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; • A significant investment in infrastructure will be required; • Whilst this site is large enough to create a cohesive community, there is a challenge to integrate this into the existing residential locations; • Increase in population will increase water use and waste generation; • Potential harm to air quality could be generated on the outer ring-road as a result of increased traffic flows presenting new opportunities to exposure should if the site is not carefully designed.
Mitigation	<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 s buffering potential emission sources. • The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city • Noise assessments will be required. Any adverse effects arising from these should be mitigated, potentially through appropriate buffering; • Transport issues need to be planned for to ensure that sustainable connections are available and attractive in preference to car based travel to encourage sustainable travel behaviour; • The site will need to incorporate measures to minimise impacts on the site’s ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management; • 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; • 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.

ST9: Land North of Haxby**Site size**

24.89 hectares

Location

Extension to Haxby Village. Haxby and Wigginton Ward

Allocated for	747 dwellings to be developed over the lifetime of the plan (years 1-15 of the trajectory)
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	<p>++</p> <p>The land to the north of Haxby is forecast to provide 747 dwellings representing 3.4% of the total requirement over the plan period. This is a significant development within the city that had the potential to provide a new mixed and sustainable community adjacent to the existing village and in close proximity to the village centre. This development may satisfy some of the demand identified in suburban and village locations within the North Yorkshire SHMA. In meeting this, it will be important that the tenure split and housing mix reflects need within the city to enable the creation of a balanced and mixed neighbourhood. Overall this site is likely to have a significantly positive impact on this objective.</p>
2: Improve the health and well-being of York's population	<p>-/+</p> <p>This development will be required to include a significant element of openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. The site is also surrounded by land retained in the greenbelt meaning that accessible countryside for recreation should also be maintained.</p> <p>There are existing facilities provided within Haxby Town Centre in terms of doctors and dentists, which is within close proximity to the southern part of the site. The size of the site however is likely to give rise to the need for additional facilities and the site should aim to provide some local services to not overwhelm the existing facilities, particularly if they are at capacity to serve the existing local village.</p> <p>The site is adjacent to existing residential areas. It is likely that there will be impacts on these neighbouring areas for the duration of the construction period from increased trips and noise connected with HGVs and construction vehicles for example. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>This development has the opportunity to support healthy lifestyles which is a positive effect but will depend upon masterplanning and implementation.</p>
3: Improve education, skills development and training for an effective workforce	<p>+/I</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place. Given the anticipated number of new households that this site would generate, allocation for primary school places would be required. There may also be some potential for this site to support existing primary schools but there is a risk that new development could increase pressure on existing facilities should they be at capacity. Currently there is a primary school partly within 800m of the site but no secondary school. Access across the site does vary however.</p>

	<p>The scale of the site may also allow for training opportunities during its construction depending on the requirements of the developers.</p> <p>On balance, the effects of this development have the potential to be positive although this would be dependent upon capacity of primary schools.</p>
<p>4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy</p>	<p>+</p> <p>Jobs would be generated through the construction of the site in the short to medium term. The development overall would support the housing of workforce for other employment opportunities within the city helping to support the overall economy.</p> <p>The major employment opportunities within Haxby and Wigginton are limited. It is anticipated that people would need to commute between this site and main employment destinations to the south in the York's main urban area. Accessibility to and from this development would be required to encourage that the prospective residents could access workplace destinations sustainably.</p> <p>Overall, this development is likely to have a positive impact in the short-medium term, particularly during the construction phase..</p>
<p>5: Help deliver equality and access to all</p>	<p>I/+</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution towards this objective. House prices are known to be high in village locations and this would provide a significant opportunity for people to access the housing market in this location.</p> <p>The scale of the development would need to ensure that local service and facilities provision was planned for. The scale of the site means it is likely to generate additional facilities but there is the opportunity to also enhance the the available capacity in Haxby town which is within 800m of the site. Any facilities identified would need to be developed in conjunction with the overall residential element to ensure maximise its accessibility for residents. There is a risk that if additional facilities are not developed commensurate with the scale of development, pressure will be placed on existing facilities which may not be able to meet the newly arising demand.</p> <p>In order to secure equality of access, an investment in infrastructure would be required to enable connectivity with popular destinations. This would include connectivity and improvements to existing bus, cycle and pedestrian routes.</p>
<p>6: Reduce the need to travel and deliver a sustainable integrated transport network</p>	<p>-/+</p> <p>In order to secure equality of access through sustainable travel and avoiding the need to use a car, investment in infrastructure would be required to enable connectivity with surrounding neighbourhoods, the city centre and other key employment destinations to the south.</p>

	<p>Connections for pedestrian and cycle routes would be required to integrate the site into the existing network. Currently there is a non-frequent bus route within 800m of the site but access to this reduces the further away from the southern edge of the site. Bus connectivity would need to extend into the site to maximise connectivity. The potential new station in Haxby may also provide a significant access route in the future connecting directly with the city centre.</p> <p>The site may, however, exacerbate congestion in the area, particularly at peak times and in the short-term (during construction), given its scale and the main access to from the northern side of York ring-road.. Further work need to be undertaken in order to understand the full implications for the development and the opportunities to mitigate any identified effects.</p> <p>Overall, this development is assessed to have likely negative and positive impacts on this objective.</p>
<p>7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</p>	<p>-/+</p> <p>The size of the site should enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to have a positive impact by minimising the impacts of the site.</p> <p>The site will also be required to connect to and improve sustainable transport modes to encourage less use of the car. However, given that there are limited work opportunities within Haxby and Wigginton, there is likely to be an adverse impact on greenhouse gas emissions from commuting as well as in the short-term (during the construction phase) from trips relating to HGVs and construction vehicles.</p> <p>On balance, this option has been assessed as having positive and negative impacts for climate change.</p>
<p>8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment</p>	<p>+/l</p> <p>Currently the site has no nature conservation designations but does have existing hedgerows which may have biodiversity value. Assessment of these and incorporation into their incorporation into the design would be advantageous for this objective. There is an opportunity for this site to interconnect with existing green infrastructure corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site. Currently this has been assessed as having the potential for long-term positive effects but which currently are dependent upon implementation of the masterplan.</p>
<p>9: Use land resources efficiently and safeguard their quality</p>	<p>--</p> <p>This site is greenfield and is currently within agricultural use. This would be a significant loss of high grade (grade 2/3) agricultural soils in this location.</p>

	Overall, this is assessed to have a significant negative impact on this objective.
10: Improve water efficiency and quality	I/- An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency.
11: Reduce waste generation and increase level of reuse and recycling	-/I An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill. Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible. Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes including the reuse of materials where applicable.
12: Improve air quality	I/- There are no AQMAs within proximity of this site and no immediate AQ issues. A requirement for AQ assessment would be determined following traffic impact assessment. However, emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles. Post development there is also likely to be trips generated by the prospective residents due to the location of the site. The impact on greenhouse gas emissions may be partially offset through use of sustainable travel to and from the site and a successful linkage is made between the site and key destinations. The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel. This has been assessed as having no significant impacts.
13: Minimise flood risk and reduce the impact of flooding to people and property in York	+ The site is not located within a flood risk zone. Specific mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs) should be included however. This has therefore been assessed as likely to have positive effects.
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	? There are no designated heritage assets within close proximity to the proposed site. There is evidence of small enclosures within this site, which are unusual in York and would need further exploration for a more detailed

	<p>understanding.</p> <p>The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>The impacts of this development are assessed as uncertain to take account of any impacts on identified historic environmental features through further assessment.</p>
<p>15: Conserve or enhance York's natural and built landscape</p>	<p>I/-</p> <p>This would be a large greenfield development on the edge of the existing village. The development of the site would lead to a new section of the city and urban landscape being created. It would redefine village boundary in relation to where it currently stands which may impact on the natural landscape and visual amenity from adjacent development. Existing field boundaries and ditches could be used to inform the pattern of development. Any development would need to incorporate a strong element of green infrastructure to fit with the existing urban pattern. This would help to reinforce existing landscape patterns around the rest of York and mitigate the visual loss of greenfield land in this area.</p> <p>From across the site there are also key strategic views towards the Minster as well as to north which would need to be preserved. The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>Overall, there is the potential to have negative effects on landscape but the severity of the effects rely upon implementation/design of the masterplan.</p>
<p>SUMMARY</p>	
<p>Key positives</p>	<ul style="list-style-type: none"> • This development will provide a significant contribution towards housing provision, including affordable housing need; • Job opportunities would be created through the construction phase of the development; • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • There are currently no nature conservation designations there is an opportunity for Green Infrastructure to improve biodiversity and connectivity to the wider natural environment; • The development is located in a low flood risk area; • There are no air quality issues at present.
<p>Key challenges</p>	<ul style="list-style-type: none"> • This is a greenfield site. • The site would mean a significant loss to high grade agricultural land;

	<ul style="list-style-type: none"> • Provision for primary and secondary education will need to be considered and capacity allocated; • The main employment opportunities will be in alternative locations such as the City Centre and Monks Cross meaning people would need to commute; • Ensuring transport network connectivity to promote alternative travel to the car given its village location is paramount to ensure key destinations are accessible sustainably; • Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; • A significant investment in infrastructure will be required; • Whilst this site is large enough to create a cohesive community, there is a challenge to integrate this into the existing residential locations; • Increase in population will increase water use and waste generation; • Potential harm to air quality could be generated as a result of increased traffic flows.
Mitigation	<ul style="list-style-type: none"> • The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city; • Ensure that additional facilities are developed commensurate with the scale of development to avoid pressure being placed on existing facilities within the village centre, which may not be able to meet the newly arising demand; • Air quality and noise assessments will be required. Any adverse effects arising from these should be mitigated, potentially through appropriate buffering; • Transport issues need to be planned for to ensure that sustainable connections are available and attractive in preference to car based travel to encourage sustainable travel behaviour; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management; • 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	
Site size	17.02 hectares
Location	Extension as a suburban Area. Rural West Ward
Allocated for	511 dwellings to be developed over the lifetime of the plan (years 1-15)

	of the trajectory)
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	<p>++</p> <p>The land to the south of Moor Lane is forecast to provide 511 dwellings representing 2.3% of the total requirement over the plan period. This is a significant development within the city, which has the potential to provide a new mixed and sustainable community. In meeting this, it will be important that the tenure split and housing mix reflects need within the city to enable the creation of a balanced and mixed neighbourhood. Furthermore, the housing will need to integrate with the existing community to the North. This would provide housing in the suburban area, which is shown to have high demand within the North Yorkshire and York SHMA. Overall, this site is assessed to have a significantly positive impact on this objective.</p>
2: Improve the health and well-being of York's population	<p>-/+</p> <p>This development will be required to include a significant element of openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. However, the scale of the site and the resultant population would necessitate additional services and facilities to ensure adequate local provision as currently, there are limited health facilities within 800m.</p> <p>There are unlikely to be any air quality impacts arising affecting people's health from this development. However, the possible noise and vibrations from proximity of the railway line would need to be assessed further. It is likely that there will be impacts on neighbouring areas for the duration of the construction period from increased trips and noise connected with HGVs and construction vehicles for example. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>This has been assessed as likely to have a positive impact depending on the implementation of the openspace and additional health facilities to serve the new population.</p>
3: Improve education, skills development and training for an effective workforce	<p>+/I</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site. Given the anticipated number of new households that this site would generate, provision for primary and secondary education would be required. There may be some existing capacity in primary schools but additional provision would be required should this be exceeded. Currently, there is a primary school within 400m but no secondary school.</p> <p>The scale of the site may also allow for training opportunities during its construction depending on the requirements of the developers. The original submission for the site also included a visitors information centre for Askham Bog which would be positive in developing skills and knowledge connected to the natural environment.</p>

<p>4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy</p>	<p>+ Jobs would be generated through the construction of the site in the short to medium term.</p> <p>The development overall would support the housing of workforce for other employment opportunities within the city helping to support the overall economy.</p> <p>The main local employment opportunities would not be available within close proximity to site apart from at York College for further education. Commuting to other employment destinations would need to occur, which may be convenient due to the close proximity of the ring-road/A64 as well as Tadcaster Road with its frequent bus route straight to the city centre.</p> <p>Overall, this site has been assessed as likely to have a positive impact on this objective.</p>
<p>5: Help deliver equality and access to all</p>	<p>I/+ The IMD (2010) shows that the area to the south-west of the development is deprived in relation to barriers to housing and services. The development of this site may alleviate some of this deprivation through provision of dwellings and services.</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution towards this objective. In order to maximise this, the site would also need to be able integrated with the existing community to enable social cohesion.</p> <p>The scale of the development would need to ensure that local services and facilities provision was planned for. The scale of the site means it is likely to generate additional facilities but there is the opportunity to connect with the existing supermarket located across the railway line. A passenger bridge was originally suggested for this. Any facilities identified would need to be developed in conjunction with the overall residential element to ensure maximise its accessibility for residents.</p> <p>In order to secure equality of access, sustainable transport infrastructure would be required to enable connectivity with popular destinations.</p> <p>Overall, it is considered that this development has the potential to impact positively on this objective although it may depend upon implementation.</p>
<p>6: Reduce the need to travel and deliver a sustainable integrated transport network</p>	<p>-/+ In order to secure equality of access through sustainable travel and avoiding the need to use a car, investment in infrastructure would be required to enable connectivity with surrounding neighbourhoods, the city centre and other popular destinations. The site has an existing</p>

	<p>access off a minor road (Moor Lane) to enable initial access on to the site but further strategic connections for pedestrian and cycle routes would be required to integrate the site into the existing network. Currently the site is within proximity to a high frequency park and ride facility. In order to capitalise on this, connections would need to mitigate the barrier of the railway line to enable access to be made for pedestrians and cyclists .</p> <p>There are existing facilities available within close proximity of the site. However, the scale of the site means it is likely to generate additional facilities but there is the opportunity to connect with the existing supermarket located across the railway line. Both of these would help to minimise trip generation and the need to travel by car to access local facilities.</p> <p>The location of the development is not in close proximity to major employment destinations and therefore may become a commuter hub for other locations. The site is in close proximity to Tadcaster Road, the A64 and A1036 provides good road links to the city centre and well as to the wider region.</p> <p>The site itself may exacerbate congestion in the area, particularly at peak times, given its scale and location near the western section of the ring-road, which is known to be at capacity. Further work needs to be undertaken in order to understand the full implications for the development and the opportunities to mitigate any identified effects.</p> <p>On balance, positive and negative impacts have been identified against this objective.</p>
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<p>-/+</p> <p>The size of the site should enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to make a positive contribution by minimising the impacts of the site.</p> <p>Given that the site is not within close proximity of major employment destinations and may become a commuter hub, there is the potential for adverse impacts on greenhouse gas emissions. Post development there is also likely to be trips generated by the prospective residents due to the location of the site. Emissions are also likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles. The impact on greenhouse gas emissions may be partially offset through use of sustainable travel to and from the site and a successful linkage is made between the site and key destinations.</p> <p>On balance this development would have positive and negative impacts on this objective.</p>
8: Conserve or enhance	--

<p>green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment</p>	<p>The site borders a SSSI (Askham Bog) to the south. It is considered one of the most botanically biodiverse sites in the region and nationally important for its invertebrate fauna. In order for Askham Bog to remain valuable as a wetland site, groundwater is essential. Development could potentially damage the hydrology of the reserve causing irrevocable damage. Increased human interaction as well as dog walking may also have a serious impact on the quality of the site. There are significant concerns therefore that development of this site could have a negative impact and subsequently damage the SSSI.</p> <p>Further work is needed to determine what impact this level of development would have on the site through hydrological survey and assessments. The severity of the impact would depend upon the masterplan and final housing numbers. Currently, the impact would be significantly negative in the long-term although this is subject to further assessment.</p> <p>There is an opportunity for this site to interconnect with existing green infrastructure and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site. There are also existing hedgerows on the site which may have biodiversity value and which could be incorporated into the design.</p> <p>On balance, due to the importance and impact of potential development on the SSSI, the impacts are assessed as significantly negative.</p>
<p>9: Use land resources efficiently and safeguard their quality</p>	<p>--</p> <p>This site is greenfield and is currently within agricultural use. It is grade 3 agricultural land indicating it is of high quality. Furthermore, the quality of this land is associated with peat reserves and its ability to provide and store ground water Askham Bog. Loss of this resource could have significant environmental consequences although the severity of this would need to be determined through further assessment.</p> <p>On balance, this development is likely to have significant adverse impacts in the long-term.</p>
<p>10: Improve water efficiency and quality</p>	<p>--</p> <p>The quality of the water resource is paramount to feed into Askham Bog. Should this be effected, there could be significant implications for the SSSI.</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective.</p>

	<p>This has been assessed as having a significantly negative impact on this objective.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>-/l</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes including the reuse of materials where applicable.</p>
12: Improve air quality	<p>+/-</p> <p>There are no AQMAs within proximity of this site and it is unlikely to have significant air quality implications. Requirement for Air Quality Assessment would be determined following traffic impact assessment.</p> <p>However, emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles. Post development there is also likely to be trips generated by the prospective residents due to the location of the site. The impact on emissions may be partially offset through use of sustainable travel to and from the site and a successful linkage is made between the site and key destinations.</p> <p>The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p> <p>Overall this development should not have any significant impacts on this objectives.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>-</p> <p>The site is not located within a flood risk zone although it border flood zone 3 and flood zone 2 to the south. Any development of this site would need to ensure mitigation sufficient to not negatively impact or exacerbate flooding within this area to people or property.</p> <p>There are known capacity issues in the water course within this area which would need to be investigated further as it is known that there is an existing pumping station which works 24 hours a day. Specific mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs) should be considered in relation to the impacts on Askham Bogg.</p> <p>Overall, the development is assessed to have negative impacts on this objective.</p>
14: Conserve or enhance York's historic	<p>?</p> <p>The site may be of archaeological interest and would require an</p>

<p>environment, cultural heritage, character and setting</p>	<p>archaeological assessment prior to development to better understand any deposits in this area.</p> <p>The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>Currently the effects of development are uncertain based upon the sites inclusion for a listed building and archaeological interest.</p>
<p>15: Conserve or enhance York's natural and built landscape</p>	<p>I/-</p> <p>The development of the site would lead to a new section of the city being created. Existing field boundaries and ditches could be used to inform the pattern of development.</p> <p>The site boundary respects significant greenbelt character and setting assets to preserve the landscape setting of the city. However, this would be a large greenfield development on the edge of the existing urban area taking development further towards the outer ringroad. The development of the site would lead to a new section of the city and urban landscape being created. It would redefine the urban edge in relation to where it currently stands which may impact on the natural landscape and visual amenity. Any development would need to incorporate a strong element of green infrastructure to fit with the existing urban pattern. This would help to reinforce existing landscape patterns around the rest of York and mitigate the visual loss of greenfield land in this area. From across the site there are also key strategic views towards the Minster as well as to north which would need to be preserved.</p> <p>The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>Currently the assessment of the site is potentially negative but also recognises that this will be dependend upon the masterplanning and design.</p>
<p>SUMMARY</p>	
<p>Key positives</p>	<ul style="list-style-type: none"> • This development will provide a significant contribution towards housing provision, including affordable housing need; • Job opportunities would be created through the construction phase of the development; • A Park and Ride is within close proximity although the railway as a major barrier would need to be overcome; • The scale of the development will increase the need for services and may support existing services within close proximity; • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies;

	<ul style="list-style-type: none"> • The allocated development parcel is located in a low flood risk area; • There are no air quality issues at present.
Key challenges	<ul style="list-style-type: none"> • This is a greenfield site. • The site would mean a significant loss to high grade agricultural land; • here is a listed brick windmill on the site. The site may also be of archaeological interest and would require an archaeological assessment; • The site borders a SSSI (Askham Bog) to the south. It is considered one of the most botanically biodiverse sites in the region and nationally important for its invertebrate fauna. In order for Askham Bog to remain valuable as a wetland site, groundwater is essential. Housing development could potentially damage the hydrology of the reserve. There are significant concerns therefore that development of this site could have a negative impact and subsequently damage the SSSI. • Provision for primary and secondary education will need to be considered and capacity allocated; • The main employment opportunities will be in alternative locations such as the City Centre meaning people would need to commute; • Ensuring transport network connectivity to promote alternative travel to the car given its suburban location is paramount to ensure key destinations are accessible sustainably; • Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; • Whilst this site is large enough to create a cohesive community, there is a challenge to integrate this into the existing residential locations; • Increase in population will increase water use and waste generation; • Potential harm to air quality could be generated as a result of increased traffic flows.
Mitigation	<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; • The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city. • Ensure that additional facilities are developed commensurate with the scale of development to avoid pressure being placed on existing facilities within the village centre, which may not be able to meet the newly arising demand; • Air quality and noise assessments will be required. Any adverse effects arising from these should be mitigated, potentially through

	<p>appropriate buffering;</p> <ul style="list-style-type: none"> • Transport issues need to be planned for to ensure that sustainable connections are available and attractive in preference to car based travel to encourage sustainable travel behaviour; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management.
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ST11: Land at New Lane, Huntington	
Site size	11.6 hectares
Location	Extension to the Urban Area. Huntington Ward
Allocated for	348 dwellings to be developed over the lifetime of the plan (years 1-15 of the trajectory)
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	<p>++</p> <p>The land south of New Lane is forecast to provide 348 dwellings over the plan period. This is a significant development within the city that had the potential to provide a new mixed and sustainable community in the urban area, known to have an identified need within the North Yorkshire and York SHMA. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable the creation of a balanced and mixed neighbourhood. Furthermore the community would need to integrate into the surrounding communities. Overall, this is assessed as having a significantly positive outcome for this objective.</p>
2: Improve the health and well-being of York's population	<p>+/-</p> <p>This development will be required to include a significant element of openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the scale of the sites and the resultant population would require additional services and facilities to ensure local provision of healthcare. New healthcare facilities are also being provided to the north/east of the site with a community healthcare facility as part of the new stadium development to the south of the site. The community stadium will also offer access to leisure and recreational opportunities to support the health and well-being of residents. In order to maximise this, connectivity between this residential development and the new facilities would need to be included.</p> <p>The location of the site adjacent to the new community stadium and retail facilities could also impact on air quality and noise to a development in this location. However, the effects of this are uncertain as they have yet to be constructed.</p> <p>It is likely that there will be impacts on neighbouring residential areas</p>

	<p>for the duration of the construction period from increased trips and noise connected with HGVs and construction vehicles for example. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, there are likely to be positive effects on health from this development.</p>
<p>3: Improve education, skills development and training for an effective workforce</p>	<p>+/?</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site. . New primary and secondary school places will be required although, there may also be some potential for this site to be in existing schools which currently have capacity. There is currently access to primary provision within 400m and a secondary school in just over 800m from the northern section of the site. However further provision may need to be made depending on the schools capacity to accommodate new pupils.</p> <p>The scale of the site may also allow for training opportunities during its construction depending on the requirements of the developers. There may also be links to training opportunities during construction or for new residents on the existing business park to the north and through the construction of the adjacent community development site.</p> <p>Overall the effects are assessed as positive and uncertain given that there is access to existing schools but the capacity of these schools for future intake of pupils is uncertain.</p>
<p>4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy</p>	<p>+</p> <p>Jobs would be generated through the construction of the site in the short to medium term. The development overall would significantly support the housing of workforce for other employment opportunities within the city helping to support the overall economy.</p> <p>The main local employment opportunities would be available in the Monks Cross employment and retail centre to the north of the site. There are a diverse employment opportunities in this location and with the pending extension of the retail sector in connection with the community stadium, jobs should be available. There would need to be improved connectivity of the residential housing to enable sustainable travel to all of this employment destinations. Furthermore, access to the city centre would also be critical to support the workforce and would be dependent on improved infrastructure.</p> <p>Whilst this development would not directly deliver employment opportunities, it will still have an indirect positive benefit on supporting the wider economy through locating residential development within close proximity to employment opportunities.</p>
<p>5: Help deliver equality and access to all</p>	<p>+</p> <p>The Huntington area is shown by the IMD (2010) to have comparatively</p>

	<p>higher scores in relation to barriers to housing ad services than some other urban areas of York. This development could help to alleviate this issue within this location.</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution towards this objective.</p> <p>The scale of the development would need to ensure that local service and facilities provision was planned for. The scale of the site means it is likely to generate additional facilities but there is the opportunity to also connect with the Monks Retail park as a community hub by expanding the communities facilities available. Any facilities identified would need to be developed in conjunction with the overall residential element to ensure maximise its accessibility for residents.</p> <p>In order to secure equality of access, connectivity to existing infrastructure would be required as well as additional cycle and pedestrian footpaths to enable connectivity with popular destinations.</p> <p>This is likey to have positive effects subject to implementation.</p>
6: Reduce the need to travel and deliver a sustainable integrated transport network	<p>-/+</p> <p>In order to secure equality of access through sustainable travel and avoiding the need to use a car, investment in infrastructure would be required to enable connectivity with surrounding neighbourhoods, the city centre and Monks cross to the north/east. The site is bordered by existing road infrastructure to enable access on to the site but further strategic connections for pedestrian and cycle routes would be required to integrate the site into the existing network. The park and ride is located adjacent to the site offering a high frequency service into the city centre. To maximise the potential of this, links should be made between the two locations. There is also a non-frequent bus route which is within 400m of the site.</p> <p>The location of the development in close proximity to Monks cross which offers employment, leisure, retail and convenience shopping, would help to reduce the need to travel subject to successfully linking it to the new development.</p> <p>The site may, however, exacerbate congestion in the area, particularly at peak times, given its in-combination effects with the expansion of the retail park and community stadium. Further work need to be undertaken in order to understand the full implications for the development and the opportunities to mitigate any identifies effects.</p> <p>On balance, there are both negative and positive impacts against the objective.</p>
7: To minimise greenhouse gases that cause climate	<p>I/+</p> <p>The size of the site should enable a variety of climate change mitigation</p>

<p>change and deliver a managed response to its effects</p>	<p>measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.</p> <p>The location of the site in close proximity to retail, leisure and employment opportunities as well as a frequent bus route connecting direct to the city centre is likely to have positive effects on minimising greenhouse gas emissions by reducing the need to use the car. This is partly subject to successful connectivity between the two locations. Post development there is also likely to be trips generated by the residents. These may be reduced depending on the up-take of sustainable travel modes and working in the adjacent business/retail park. Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles.</p> <p>Overall, this development could have a positive effects on this objective subject to implementation.</p>
<p>8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment</p>	<p>+/-</p> <p>The site intersects with a district green infrastructure corridor. There is an opportunity for this site to interconnect with existing green infrastructure corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site.</p> <p>The site also contains Great Crested Newts which cannot be moved more than 500m from their original site. This could be buffered and incorporated into the overall biodiversity/green infrastructure strategy without detrimental effect to the SINC. This has the potential to be positive or negative depending upon the masterplan and design of the site.</p> <p>On balance, the effects from this site are likely to be positive in the long-term but also negative in relation to biodiversity issues.</p>
<p>9: Use land resources efficiently and safeguard their quality</p>	<p>-</p> <p>This site is greenfield and is opens fields. It is not indicated as high grade agricultural land and would therefore not be a significant loss in this respect.</p> <p>Overall however, this is likely to have a negative impact on this objective.</p>
<p>10: Improve water efficiency and quality</p>	<p>I/-</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater</p>

	<p>harvesting to avoid negative impacts on this objective. This has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>-/I</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes including the reuse of materials where applicable.</p>
12: Improve air quality	<p>-</p> <p>There are no AQMAs within proximity of this site and no immediate AQ issues although potential for knock on traffic implications elsewhere in the city and in AQMA. In addition, emissions may increase during the construction phase of the development through increased trip generation from construction vehicles and HGVs within this location.</p> <p>There may also be cumulative impacts that need addressing in terms of traffic and Air Quality impact particularly in combination with the permitted community stadium / retail development.</p> <p>The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p> <p>Overall the effects on this objective are assessed as negative.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>+</p> <p>The site is not located within a flood risk zone. However, this is recognised to have some potential drainage issues. Specific mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs) should be included and be used to mitigate any identified impacts.</p> <p>Overall, this is likely to have positive effects.</p>
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	<p>I/-</p> <p>The area is of archaeological interest. A Roman Camp Scheduled Ancient Monument is located on the site (Huntington South Moor). In addition, an archaeological assessment is under preparation for the new stadium development adjacent to this site, which could be expanded to incorporate this site.</p> <p>The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the</p>

	<p>masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>The impacts of this development will depend upon its design and layout although it does have the potential to have negative effects.</p>
15: Conserve or enhance York's natural and built landscape	<p>-/I</p> <p>This is regarded as an important space breaking up the urban landscape in this area. In order to protect this, it will be important to prevent coalescence with Monks Cross and that a distinction is made between the existing retail/leisure development to the east and any new development on this site. A linear development with openspace to the east of the site would be preferential to mitigate this.</p> <p>The development of the site would lead to a new section of the city being created. The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>The impact of this development could be negative on this objective subject the design of the site although this is yet to be determined. It has therefore been assessed as having a negative impact overall.</p>
SUMMARY	
Key positives	<ul style="list-style-type: none"> • This development will provide a significant contribution towards housing provision, including affordable housing need; • Job opportunities would be created through the construction phase of the development; • The site will be located south-west of the existing Monks Cross retail and business park which provide a high level of facilities and leisure opportunities reducing the need to travel (subject to the implementation of pedestrian and cycle routes); • The site is located adjacent to the Monks Cross park and ride which provides a high frequency service to the city centre; • A significant employment allocation for office use providing new employment opportunities will be located in close proximity; • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • There are currently no nature conservation designations but the site does intersect with district green corridors providing an opportunity for Green Infrastructure to improve biodiversity and connectivity to the wider natural environment; • The development is located in a low flood risk area; • The area is not graded as high quality agricultural land; • There are no air quality issues at present; • The site does not contain contamination issues.
Key challenges	<ul style="list-style-type: none"> • This is a greenfield site; • The area is of archaeological interest and contains a Scheduled Ancient Monument; • This is regarded as an important space breaking up the urban

	<p>landscape in this area. In order to protect this, it will be important to prevent coalescence with Monks Cross and that a distinction is made between the existing retail/leisure development to the east and any new development on this site;</p> <ul style="list-style-type: none"> • Provision for secondary education will need to be considered and allocated capacity; • Ensuring transport network connectivity to promote alternative travel is paramount to ensure key destinations are accessible sustainably; • Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; • Whilst this site is large enough to create a cohesive community, there is a challenge to integrate this into the existing residential locations; • Increase in population will increase water use and waste generation; • Potential harm to air quality could be generated on the outer ring-road as a result of increased traffic flows presenting new opportunities to exposure should if the site is not carefully designed.
Mitigation	<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. • The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city; • Any development will need to sensitively consider the scheduled ancient monument; • Air quality and noise assessments will be required. Any adverse effects arising from these should be mitigated, potentially through appropriate buffering; • Transport issues need to be planned for to ensure that sustainable connections are available and attractive in preference to car based travel to encourage sustainable travel behaviour; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management..

ST12: Land at manor Heath Road Copmanthorpe

Site size	14.75 hectares
Location	Village expansion. Rural West Ward

Allocated for	354 dwellings to be developed in the short-medium term (years 1-10 of the trajectory)
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	<p>++</p> <p>The land at Manor Heath Road is forecast to provide 348 dwellings over the plan period. This is a significant development for the village of Copmanthorpe that has the potential to provide a new mixed and sustainable community. This development may satisfy some of the demand identified in village locations within the North Yorkshire SHMA. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable the creation of a balanced and mixed neighbourhood. Furthermore the community would need to integrate into the existing residential communities. Overall, it is anticipated that this will have a significantly positive impact on this objective.</p>
2: Improve the health and well-being of York's population	<p>+/-</p> <p>This development will be required to include a significant element of openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the scale of the site and the resultant population would require additional services and facilities to ensure local provision of healthcare. Copmanthorpe does have a small village centre with a number of facilities but an opportunity would arise through this development to provide more commensurate to the increase in population.</p> <p>The location of the site adjacent to the A64 may have adverse impacts and would require further noise assessment. Similarly, whilst there are currently no adverse impacts regarding air quality, there may be concerns for new exposure risks depending on the proximity of the development to the A64.</p> <p>It is likely that there will be impacts on neighbouring residential areas for the duration of the construction period from increased trips and noise connected with HGVs and construction vehicles for example. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>On balance, the effects of this development are currently uncertain.</p>
3: Improve education, skills development and training for an effective workforce	<p>+/?</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site. There is currently access to primary provision within approximately 400m. However further provision may need to be made depending on the schools capacity to accommodate new pupils. The village does not have a secondary school and therefore this would need to be connected via sustainable transport routes.</p> <p>Although this is a village location, the further education college is within</p>

	<p>relatively close proximity allowing good opportunities for additional skills development.</p> <p>The scale of the site may also allow for training opportunities during its construction depending on the requirements of the developers.</p>
<p>4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy</p>	<p>+</p> <p>Jobs would be generated through the construction of the site in the short to medium term. Whilst this strategic site would not be providing employment opportunities, the development overall would significantly support the housing of workforce for other employment opportunities within the city helping to support the overall economy.</p> <p>However, it should be acknowledged that there are no significant employment centres within the village or allocations for employment use. This would lead to a significant amount of commuting to other locations within York and maybe the wider region given the good transport connections.</p> <p>On balance, the effects are likely to be positive overall for this objective.</p>
<p>5: Help deliver equality and access to all</p>	<p>I/+</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. House prices are known to be high in village locations and this may offer reduce the barrier for people to get into the villages housing market. This would make a significantly positive contribution towards this objective.</p> <p>The scale of the development would need to ensure that local service and facilities provision was planned for. Currently the village facilities are just within 800m of the site although this distance increased towards the middle and western edge. The scale of the site means it is likely to generate additional facilities but there is the opportunity to also enhance the existing centre by expanding the community facilities available. This may also help to enhance the viability of the existing facilities into the future helping to retain long-term local access to service. Any facilities identified would need to be developed in conjunction with the overall residential element to ensure its accessibility for residents.</p> <p>In order to secure equality of access, connectivity to existing infrastructure would be required as well as additional cycle and pedestrian footpaths to enable connectivity with the rest of the village and popular destinations.</p>
<p>6: Reduce the need to travel and deliver a sustainable integrated transport network</p>	<p>-</p> <p>The site is bordered by existing road infrastructure to enable access on to the site but further strategic connections for pedestrian and cycle routes would be required to integrate the site into the existing network. The village is currently served by a non frequent bus route running between Leeds, York and the North Yorkshire coast. In order to</p>

	<p>maximise the promotion of non car modes and the need to travel, a significantly more frequent route would need to be introduced.</p> <p>Given that this is a village location, it would be anticipated that people would need to travel for work and other functions as the provision within the village would only be of small scale. . This is likely to result in more travel by car.and would conflict with this objective</p> <p>On balance, it has been assessed that there are negative effects on this objective.</p>
<p>7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</p>	<p>I/-</p> <p>The size of the site should enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.</p> <p>The location of the site may conflict with minimising greenhouse gases given that there would be anticipated travelling to and from destinations for work and convenience shopping for example. Sustainable travel mode participation would be critical to minimising this negative impact. Emissions are also likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles</p> <p>On balance, there is likely to be a negative effect on this objective although some of this could be offset positively through design and construction of the site.</p>
<p>8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment</p>	<p>+</p> <p>Currently the site has no nature conservation designations but does intersect with a local green infrastructure corridor and contains hedgerows. There is an opportunity for this site to interconnect with existing green infrastructure corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site. Overall there is likely to be a positive effect on this objective.</p>
<p>9: Use land resources efficiently and safeguard their quality</p>	<p>-</p> <p>This site is greenfield and is agricultural land. It is grade 2 land which signifies it is high grade agricultural land and would conflict with this objective.</p> <p>On balance, there is likely to be a significant negative effect on this objective.</p>
<p>10: Improve water efficiency and quality</p>	<p>I/-</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout</p>

	and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency.
11: Reduce waste generation and increase level of reuse and recycling	<p>-/l</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes including the reuse of materials where applicable.</p>
12: Improve air quality	<p>+/-</p> <p>There are no AQMAs within proximity of this site and there is unlikely to be significant AQ issues. However, the potential for new relevant exposure would depend on proximity to outer ring road/A64. Further assessment could be made following the masterplan stage. Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles. Post development there is also likely to be trips generated by the prospective residents due to the location of the site. The impact on emissions may be partially offset through use of sustainable travel to and from the site and a successful linkage is made between the site and existing/new facilities.</p> <p>The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p> <p>The effects on this objective are currently assessed to be positive and negative.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>+</p> <p>The site is not located within a flood risk zone. Specific mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs) should be included however.</p>
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	<p>?</p> <p>The site has a roman road running through it currently and this would need to be preserved. The impact on this objective is therefore currently uncertain.</p> <p>The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p>
15: Conserve or enhance	l/-

York's natural and built landscape	<p>This would be a large greenfield development on the edge of the existing village. The development of the site would lead to a new section of the city and urban landscape being created. It would redefine village boundary in relation to where it currently stands which may impact on the natural landscape and visual amenity from adjacent development. Existing field boundaries and ditches could be used to inform the pattern of development. Any development would need to incorporate a strong element of green infrastructure to fit with the existing urban pattern. This would help to reinforce existing landscape patterns around the rest of York and mitigate the visual loss of greenfield land in this area. However, there are no significant features in terms of the landscape setting for the city identified at this stage.</p> <p>In combination with the allocation to the south this is a significant new built landscape for Copmanthorpe and its connectivity with the existing urban landscape would need to be explored through the masterplanning stage. The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p>
SUMMARY	
Key positives	<ul style="list-style-type: none"> • This development will provide a significant contribution towards housing provision, including affordable housing need; • Job opportunities would be created through the construction phase of the development; • The village is currently served by a frequent bus route direct to the city centre; • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • There are currently no nature conservation designations but the site does intersect with local green corridors providing an opportunity for Green Infrastructure to improve biodiversity and connectivity to the wider natural environment; • The development is located in a low flood risk area; • The area is not graded as high quality agricultural land; • There are no air quality issues at present; • The site does not contain contamination issues; • No significant features in terms of the landscape setting for the city are identified at this stage.
Key challenges	<ul style="list-style-type: none"> • This is a greenfield site; • The site has a Roman road running through it currently and this would need to be preserved; • Provision for primary and secondary education will need to be considered and capacity allocated; • Ensuring transport network connectivity to promote alternative travel is paramount to ensure key destinations are accessible sustainably; • Whilst Copmanthorpe does have a village centre, the additional population created would necessitate additional facilities to be

	<p>provided.</p> <ul style="list-style-type: none"> • Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; • Whilst this site is large enough to create a cohesive community, there is a challenge to integrate this into the existing residential locations; • Increase in population will increase water use and waste generation; • Potential harm to air quality could be generated on the outer ring-road as a result of increased traffic flows presenting new opportunities to exposure if the site is not carefully designed.
Mitigation	<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. • The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city. • Noise and air quality assessments will be required. Any adverse effects arising from these should be mitigated, potentially through appropriate buffering; • Ensure that additional facilities are developed commensurate with the scale of development to avoid pressure being placed on existing facilities within the village centre, which may not be able to meet the newly arising demand; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management..

ST13: Land at Moor Lane Copmanthorpe	
Site size	5.5 hectares
Location	Village expansion. Rural West Ward
Allocated for	115 dwellings to be developed in the short-medium term (years 1-10 of the trajectory)
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	<p>++</p> <p>The land at Moor Lane is forecast to provide 115 dwellings over the plan period. This is a significant development for the village of Copmanthorpe that had the potential to provide a new mixed and sustainable community. This development may satisfy some of the demand identified in village locations within the North Yorkshire SHMA. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable the creation of a balanced and</p>

	<p>mixed neighbourhood. Furthermore the community would need to integrate into the existing residential communities. Overall, it is anticipated that this will have a significantly positive impact on this objective.</p>
<p>2: Improve the health and well-being of York's population</p>	<p>I</p> <p>This development will be required to include a significant element of openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the scale of the site and the resultant population would require additional services and facilities to ensure local provision of healthcare. Copmanthorpe does have a small village centre with a number of facilities but an opportunity would arise through this development to provide more commensurate to the increase in population.</p> <p>It is likely that there will be impacts on neighbouring residential areas for the duration of the construction period from increased trips and noise connected with HGVs and construction vehicles for example. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p>
<p>3: Improve education, skills development and training for an effective workforce</p>	<p>I/+</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site. There is currently access to primary provision within approximately 400m. However, further provision may need to be made depending on the schools capacity to accommodate new pupils. The village does not have a secondary school and therefore this would need to be connected via sustainable transport routes.</p> <p>Although this is a village location, the further education college is within relatively close proximity allowing good opportunities for additional skills development.</p> <p>The scale of the site may also allow for training opportunities during its construction depending on the requirements of the developers.</p>
<p>4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy</p>	<p>+</p> <p>Jobs would be generated through the construction of the site in the short to medium term. Whilst this strategic site would not be providing employment opportunities, the development overall would significantly support the housing of workforce for other employment opportunities within the city helping to support the overall economy.</p> <p>However, it should be acknowledged that there are no significant employment centres within the village or allocations for employment use. This would lead to a significant amount of commuting to other locations within York and maybe the wider region given the good transport connections.</p> <p>On balance, the effects are likely to be positive overall for this</p>

	objective.
5: Help deliver equality and access to all	<p>I/+</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. House prices are known to be high in village locations and this may offer reduce the barrier for people to get into the villages housing market. This would make a significantly positive contribution towards this objective.</p> <p>The scale of the development would need to ensure that local service and facilities provision was planned for. The scale of the site means it is likely to generate additional facilities but there is the opportunity to also enhance the existing centre by expanding the community facilities available. Any facilities identified would need to be developed in conjunction with the overall residential element to ensure maximise its accessibility for residents.</p> <p>In order to secure equality of access, connectivity to existing infrastructure would be required as well as additional cycle and pedestrian footpaths to enable connectivity with the rest of the village and popular destinations.</p>
6: Reduce the need to travel and deliver a sustainable integrated transport network	<p>-</p> <p>The site is bordered by existing road infrastructure to enable access on to the site but further strategic connections for pedestrian and cycle routes would be required to integrate the site into the existing network. The village is currently served by a non frequent bus route running between Leeds, York and the North Yorkshire coast. In order to maximise the promotion of non car modes and the need to travel, a significantly more frequent route and sustainable modes would need to be introduced.</p> <p>Given that this is a village location, it would be anticipated that people would need to travel for work and other functions as the provision within the village would only be of small scale. This is likely to result in more travel by car and would conflict with this objective.</p> <p>On balance, it has been assessed that there are negative effects on this objective.</p>
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<p>-/I</p> <p>The size of the site should enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.</p> <p>The location of the site may conflict with minimising greenhouse gases given that there would be anticipated travelling to and from destinations for work and convenience shopping for example. Sustainable travel mode participation would be critical to minimising</p>

	<p>this negative impact. In addition there is likely to be impacts arising through the construction process, particularly from increased vehicle trips by HGVs and construction vehicles for example.</p> <p>On balance, there is likely to be a negative effect on this objective although some of this could be offset through design and construction of the site.</p>
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<p>+</p> <p>Currently the site has no nature conservation designations. There is an opportunity for this site to interconnect with existing green infrastructure corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site.</p>
9: Use land resources efficiently and safeguard their quality	<p>-</p> <p>This site is greenfield and is agricultural land. It is grade 2 land which signifies it is high grade agricultural land and would conflict with this objective.</p> <p>On balance, there is likely to be a negative effect on this objective.</p>
10: Improve water efficiency and quality	<p>I/-</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>-/I</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes including the reuse of materials where applicable.</p>
12: Improve air quality	<p>I/-</p> <p>There are no AQMAs within proximity of this site and unlikely to be further air quality issues. However, emissions may arise from the construction process in connection with trip generation by HGVs and construction vehicles. Also, given the village location of this site, it is likely to generate trips post development for access to the majority of facilities and services. This may be offset by effective sustainable travel options should they implemented successfully but there is likely to be</p>

	<p>an overall negative impact on emissions in this location although this is subject to implementation.</p> <p>The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>+</p> <p>The site is not located within a flood risk zone. Specific mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs) should be included however.</p>
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	<p>I</p> <p>There are no designated heritage assets defined on this site or within close proximity.</p> <p>The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>The overall impact on this objective would depend upon the implementation and masterplanning.</p>
15: Conserve or enhance York's natural and built landscape	<p>+/-</p> <p>This would be a large greenfield development on the edge of the existing village. The development of the site would lead to a new section of the city and urban landscape being created. It would redefine village boundary in relation to where it currently stands which may impact on the natural landscape and visual amenity from adjacent development. Existing field boundaries and ditches could be used to inform the pattern of development. Any development would need to incorporate a strong element of green infrastructure to fit with the existing urban pattern. This would help to reinforce existing landscape patterns around the rest of York and mitigate the visual loss of greenfield land in this area. However, no significant features in terms of the landscape setting for the city have been identified with officers at this stage.</p> <p>In combination with the allocation to the North, this is a significant new built landscape for Copmanthorpe and its connectivity with the existing urban landscape would need to be explored through the masterplanning stage. The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>On balance, this is assessed as having positive and negative effects due to no particular landscape setting features being identified at present but also be a large greenfield development adjacent a village</p>

	respectively.
Key positives	<ul style="list-style-type: none"> • This development will provide a significant contribution towards housing provision, including affordable housing need; • Job opportunities would be created through the construction phase of the development; • The village is currently served by a non-frequent bus route direct to the city centre; • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • There are currently no nature conservation designations but the site does intersect with local green corridors providing an opportunity for Green Infrastructure to improve biodiversity and connectivity to the wider natural environment; • The development is located in a low flood risk area; • The area is not graded as high quality agricultural land; • There are no air quality issues at present; • The site does not contain contamination issues; • No significant features in terms of the landscape setting for the city are identified at this stage.
Key challenges	<ul style="list-style-type: none"> • This is a greenfield site. • Provision for primary and secondary education will need to be considered and capacity allocated; • Ensuring transport network connectivity to promote alternative travel is paramount to ensure key destinations are accessible sustainably; • Whilst Copmanthorpe does have a village centre, the additional population created would necessitate additional facilities to be provided, particularly in-combination with the adjacent housing allocation; • Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; • Whilst this site is large enough to create a cohesive community, there is a challenge to integrate this into the existing residential locations; • Increase in population will increase water use and waste generation; • Potential harm to air quality could be generated on the outer ring-road as a result of increased traffic flows presenting new opportunities to exposure if the site is not carefully designed.
Mitigation	<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. • The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city. • Noise and air quality assessments will be required. Any adverse

	<p>effects arising from these should be mitigated, potentially through appropriate buffering;</p> <ul style="list-style-type: none"> • Ensure that additional facilities are developed commensurate with the scale of development to avoid pressure being placed on existing facilities within the village centre, which may not be able to meet the newly arising demand; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management.
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ST14: Land to the North of Clifton Moor	
Site size	134 hectares
Location	urban expansion. Skelton, Rawcliffe and Clifton Without Ward
Allocated for	4020 dwellings to be developed across the lifetime of the plan (years 1-15 of the trajectory)
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	<p>++</p> <p>The Clifton Moor site is forecast to provide 4020 dwellings representing 18.3% of the total requirement over the plan period. This is a significant development within the city that had the potential to provide a new community. In meeting this, it will be important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed neighbourhood to be created.</p>
2: Improve the health and well-being of York's population	<p>+/-</p> <p>This development will be required to include open space for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the scale of the site would generate new facilities commensurate with the size of population and a local centre providing local provision for health.</p> <p>There are a number of leisure opportunities to the south of the site at Clifton Moor retail park. Good connectivity via pedestrian and cycle access should be incorporated to maximise positively meeting this objective.</p> <p>It is likely that there will be impacts on neighbouring residential areas for the duration of the construction period from increased trips and noise connected with HGVs and construction vehicles for example. This is likely to be commensurate with the proximity/location of the development on site. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods. In combination effects should also be taken into account in terms of noise and visual amenity should an oil exploration planning permission be implemented to the east of the site.</p>

	At this stage, the impacts will depend upon its implementation of overall masterplan and phasing/construction methods.
3: Improve education, skills development and training for an effective workforce	<p>I/+</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site. Given the anticipated number of new households that this site would generate, a new primary school would be required. The site is also in relatively close proximity to Manor Lane Secondary school which is positive for the meeting ongoing educational needs. However, the additional capacity required for secondary education needs to be allocated and linked by transport to be effective.</p> <p>The impacts would be dependent upon implementation/ presentation of a masterplan.</p>
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<p>+</p> <p>Whilst employment is not the key land use for this site, the scale of the development is likely to require a local centre offering services and facilities, which would provide opportunities for a small numbers of local jobs. Jobs would also be generated through the constructions of the site in the short to medium term. The development overall would support the housing of workforce for other employment opportunities within the city helping to support the overall economy, particularly given the sites location North of Clifton Moor and within relatively short commute to York Business park.</p>
5: Help deliver equality and access to all	<p>+</p> <p>The IMD (2010) shows this area is bordered by an area which is deprived in terms of barriers to housing and services. This development may help to ease deprivation by making more homes and facilities available.</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective.</p> <p>The scale of the development will also require a local centre offering convenience and health facilities. This local provision is important given the size of the population to be located here and in order to not to overwhelm local functions to the south at Clifton Moor.</p> <p>The ring-road however segregates this site from the existing facilities and residential areas making it a significant barrier to social cohesion as an urban extension. Whilst the buffer to the ring road may have some positive impacts, it makes the site a stand alone settlement and would need to incorporate enough community facilities to function independently to the existing urban area.</p> <p>On balance, this is assessed as having an overall positive outcome.</p>
6: Reduce the need to	+/-

travel and deliver a sustainable integrated transport network	<p>Overall, the development should include transport links and be able promote non car modes of travel. This is a new urban extension site which would require new connections to the existing transport network. There is an existing park &ride scheme on the A19 offering a frequent route to the city centre and a new site proposed on the B1363 near the roundabout junction connecting to the site, which is also offer a frequent service. This is advantageous to capture and mitigate any significant travel by car as a result of this development, particularly into the city centre. Currently the area is served by a number of infrequent bus routes which could be extended to maximise use of public transport.. The site would need to provide further links to existing pedestrian and cycle networks which extend to the ring road and facilities at Clifton Moor. Given this is a greenfield site, new safe and attractive to use routes should be inherent in the masterplanning /design process.</p> <p>The location of the site in close proximity to the ring-road may exacerbate congestion in the area, particularly at peak times. This is an area known to be at capacity at these times and therefore significant transport alternatives and improvement to existing infrastructure would need to be implemented to not negatively impact on this further. Improvements to the junctions should also incorporate safe crossings for cyclists to maximise safe alternatives to the car.</p> <p>There are both positive and negative effects identified against this objective.</p>
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<p>+/-</p> <p>The size of the site would enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to make a positive contribution by minimising the impacts of the site.</p> <p>The location of the site would require significant infrastructure development to ensure that sustainable travel modes and alternatives to the car were available. The success in meeting this objective will be determined by the ability to promote sustainable travel behaviour and alternatives to the car to minimise green house gas emissions. This aspect of the development will be dependent upon masterplanning implementation of a sustainable transport network.</p> <p>In addition there is likely to be adverse impacts arising through the construction process in relation to greenhouse gas emissions, particularly from increased vehicle trips by HGVs and construction vehicles for example.</p> <p>On balance, there is likely to be positive and negative effects on this objective although some of this could be offset through design and construction of the site.</p>
8: Conserve or enhance	+/-

green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<p>This is a large greenfield development site. Currently the site has no nature conservation designations but it does connect with a local green infrastructure corridor. There is an opportunity to integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site. However, the area already contains hedgerows which usually support flora and fauna. In order to maximise the achievement of this objective, it will be important that these are retained as far as possible.</p> <p>The site borders a SINC site. 'Clifton Airfield' is a site of local nature conservation interest. Significant buffering would be required to ensure the integrity of this nature conservation site. This could be incorporated into the Green Infrastructure scheme on site enabling an overall positive outcome towards this objective although this would depend upon masterplanning and implementation.</p> <p>A further understanding through an ecology survey would be required to survey for Great Crested Newts and ground nesting birds. This should not preclude the development however.</p> <p>Whilst positive impacts could be gained, unknown effects could arise from the ecological survey. Similarly, the effects on the SINC will be determined through masterplanning.</p> <p>On balance, there is the potential for positive and negative effects.</p>
9: Use land resources efficiently and safeguard their quality	<p>--</p> <p>This site is greenfield and is agricultural land. It is grade 3 land which signifies it is high grade agricultural land. This would be a significant loss of the land type within this area and in conflict with this objective.</p> <p>There is permission for the exploration of oil to the north east of the site and a further understanding of the site natural resource capacity could be sought to understand the resource value of the land.</p> <p>Overall, this is likely to conflict and have a negative effect on this objective.</p>
10: Improve water efficiency and quality	<p>I/-</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>-/I</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p>

	<p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes including the reuse of materials where applicable.</p>
12: Improve air quality	<p>?</p> <p>There are no AQMAs within proximity of this site and no immediate AQ issues although potential for knock on traffic implications elsewhere in the city. New relevant locations may be introduced along outer ring road, presenting new opportunities for exposure if the site is not carefully designed. A large site likely to require full AQ and traffic assessment.</p> <p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles. Post development there is also likely to be trips generated by the prospective residents due to the location of the site. The impact on emissions may be partially offset through use of sustainable travel to and from the site and a successful linkage is made between the site and existing/new facilities.</p> <p>The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>+</p> <p>This development is not located within a high risk flood zone. The scale of the development should allow for the incorporation of mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs). The impact on this objective should therefore be positive.</p>
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	<p>?</p> <p>It is known that the site is within close proximity to an iron age settlement and therefore, the area is of significant archaeological interest. An extensive archaeological assessment of the area would need to be undertaken.</p> <p>The proposed site prevents coalescence with Skelton and creates a green wedge either side of the proposed development. It is important to ensure that the Skelton's village setting is not adversely effected by development close to its existing settlement boundary. Currently, the area east of the village is not included within the Greenbelt Historic Character and Setting Appraisal. In order to ensure no adverse impacts on the setting of the village, this should be amended to reflect this. The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p>

	<p>On balance, it is difficult to assess the current effects on this objective and therefore the impact at the stage is uncertain.</p>
15: Conserve or enhance York's natural and built landscape	<p>-/1</p> <p>The site is bordered by areas important to the landscape and setting of the city overall, the integrity of which would need to be preserved and complimented. The proposed site prevents coalescence with Skelton and creates a green wedge either side of the proposed development reinforcing this distinctive characteristic of York. It is important to ensure that the Skelton's village setting is not adversely affected by development close to its existing settlement boundary. It is difficult at this stage to anticipate the impacts on this</p> <p>The allocation abuts the ring-road north of Clifton Moor, which is an existing built landscape.. Its connectivity with the existing urban landscape would need to explored through the masterplanning stage. The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p>
SUMMARY	
Key positives	<ul style="list-style-type: none"> • This development will provide a significant contribution towards housing provision, including affordable housing need; • Job opportunities would be created through the construction phase of the development and through provision of a local service centre; • The site would generate the need for a new local service centre providing key local services and facilities; • The site will be located north of the existing Clifton Moor retail and business park which provide a high level of facilities and leisure opportunities reducing the need to travel (subject to the implementation of pedestrian and cycle routes); • A new primary school will need to be provided; • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • The site intersects with a local green corridor providing an opportunity for Green Infrastructure to improve biodiversity and connectivity to the wider natural environment; • The development is located in a low flood risk area; • There are no air quality issues at present; • The site does not contain contamination issues.
Key challenges	<ul style="list-style-type: none"> • This is a greenfield site. • The site would mean a significant loss to high grade agricultural land; • The site is adjacent to a SINC site. 'Clifton Airfield' is a slite of local nature conservation interest and would be to be sensitively buffered to minimise any negative effects from development; • It is important to ensure that the Skelton's village setting is not adversely affected by development close to its existing settlement boundary; • The area is of significant archaeological interest and would require an extensive archaeological assessment;

	<ul style="list-style-type: none"> • Provision for secondary education will need to be considered and allocated capacity; • The main employment opportunities will be in alternative locations such as the City Centre and Clifton Moor; • Ensuring transport network connectivity to promote alternative travel to the car given its suburban edge location is paramount to ensure key destinations are accessible sustainably; • Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; • A significant investment in infrastructure will be required; • Whilst this site is large enough to create a cohesive community, there is a challenge to integrate this into the existing residential locations given the ring-road is a major barrier and segregates the site from the existing urban area; • Increase in population will increase water use and waste generation; • Potential harm to air quality could be generated on the outer ring-road as a result of increased traffic flows presenting new opportunities to exposure should if the site is not carefully designed.
Mitigation	<ul style="list-style-type: none"> • Transport services would need to be improved and provided to promote sustainable travel and minimise impacts on greenhouse gas emissions. • The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city. • Designating greenbelt land an an area preventing coalescence to the east of Skelton to resist coalescence of the new and existing village; • The development of facilities should be commensurate with the scale and delivery of housing to ensure no undue pressure is placed on or access to existing facilities and to ensure long-term benefits for prospective residents; • Clifton Airfield SINC would be to be adequately buffered from development to ensure there are no adverse impacts on the sites integrity; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management..

ST15: Whinthorpe**Site size**

186 hectares

Location	New Settlement. Heslington Ward
Allocated for	5580 dwellings in total <ul style="list-style-type: none"> • 4680 to be developed across the lifetime of the plan (years 1-15 of the trajectory) • 900 to be delivered post 2030
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	++ The New settlement 'Whinthorpe' is forecast to provide 5580 dwellings representing 21.3% of the total requirement over the plan period. This is a significant development within the city that will provide a new village community. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable a balanced and mixed settlement to be created. This site is exceptionally important to meeting overall housing need and would make a significantly positive effect on this objective.
2: Improve the health and well-being of York's population	+/- This development will be required to include openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the scale of the site would generate new facilities commensurate with its size and population including a local centre providing local provision for health. There are no immediate implications for air quality. However, there may be new risks for exposure should the development be adjacent to the A64. In addition, there has previously been noise disturbance from motorsports at Elvington Airfield to the south. A full noise and air quality impact assessment would therefore be necessary as well as mitigation measures commensurate with the scale of impact. The likely impact on areas for the duration of the construction period is anticipated to be minor given that this is a new settlement away from other residential or employment areas. Any impact is likely to be commensurate with the proximity/location of the development on site. There will be however, increased trips and noise connected with HGVs and construction vehicles for example which may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.
3: Improve education, skills development and training for an effective workforce	? There is currently no provision for primary or secondary within close proximity of this site. It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site. Given the anticipated number of new households that this site would generate, a new primary school would be required. Provision would also need to be considered for secondary education and where/how accessible this will be. Currently, the effects of this are assessed as uncertain.
4: Create jobs and deliver	+

<p>growth of a sustainable, low carbon and inclusive economy</p>	<p>Whilst employment is not the key land use for this site, the scale of the development is likely to require a local centre offering services and facilities, which would provide opportunities for a small numbers of local jobs. Jobs would also be generated through the construction of the site in the across the whole plan period. The development overall would support the housing of workforce for employment opportunities within the city helping to support the overall economy, particularly given the sites location in close proximity to the University of York and Science Park.</p> <p>Overall, this is likely to have positive benefits for the economy.</p>
<p>5: Help deliver equality and access to all</p>	<p>+/I</p> <p>The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution towards this objective.</p> <p>The scale of the development will also require a local centre offering convenience and health facilities. This local provision is important given the size of the population to be located here and in order to ensure that local needs are met without needing to travel far. Currently there a small scale facilities within the nearby villages of Heslington and Elvington and the Designer Outlet to the east. For larger scale convenience shopping, the city centre or Monks Cross would be the closest destination.</p> <p>Key to the sites success in meeting this objective will be the inclusion of sustainable transport routes. The size of the population should include for a frequent bus route to maximise connectivity as well as cycle paths and pedestrian linkages as far as practical. Currently the site is not accessible bar one minor road to the east.</p> <p>Overall this may have a positive effect in the long-term but currently the impacts will also depend upon implementation.</p>
<p>6: Reduce the need to travel and deliver a sustainable integrated transport network</p>	<p>- /+</p> <p>This is a new settlement and as such would require significant infrastructure to be able to make it sustainable and connected to the rest of York. Part of the proposal for the site is to ensure bike, pedestrians and bus access to other existing locations. A connection to the A64, or connections, is proposed to the A64 to fully enable access to the site. Connections to other parts of the local road network are also proposed and these connections have the potential to run bus services along them.</p> <p>The location of the site in close proximity to the ring-road may exacerbate congestion in the area, particularly at peak times towards the direction of the University. Further connectivity to park and rides should be explored and modelling to gain better understanding of the impacts.</p>

	On balance, this development is likely to have positive and negative impacts on this objective.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<p>-/+</p> <p>The size of the site would enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.</p> <p>The location of the site may conflict with minimising greenhouse gases given that there would be anticipated travelling to and from destinations for work and convenience shopping for example. Sustainable travel mode participation is critical to minimise this negative impact. In addition there is likely to be adverse impacts arising through the construction process in relation to greenhouse gas emissions, particularly from increased vehicle trips by HGVs and construction vehicles for example.</p>
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<p>-</p> <p>Currently the site contains no nature conservation designations but it does connect with a local green infrastructure corridor and borders 2 SINC sites and a SSSI. There is an opportunity for this site to integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site.</p> <p>The site borders the SSSI 'Heslington Tilmire' designated for its habitats of Tall Herb Fen and Marsh Grassland. Furthermore, the Tilmire and adjacent Golf course are both designated SINCs. The golf course is designated for its semi-natural neutral and acidic grassland, heathland, scrub and woodland habitats. Significant buffering would be required to ensure the integrity of these nature conservation sites. Elements of these designations could be incorporated into the Green Infrastructure scheme on site but given that there are 3 designations adjacent to the site, there is the potential for negative effects. The magnitude of this will be dependent upon implementation.</p> <p>On balance, this is assessed as likely to have a negative effect.</p>
9: Use land resources efficiently and safeguard their quality	<p>-</p> <p>This site is greenfield and is agricultural land. It is grade 3 land which signifies it is high grade agricultural land. This would be a significant loss of the land type within this area.</p>
10: Improve water efficiency and quality	<p>I/-</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negative impact on this objective although this</p>

	may be offset in the long-term through incorporating water efficiency.
11: Reduce waste generation and increase level of reuse and recycling	<p>-/I</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes including the reuse of materials where applicable.</p>
12: Improve air quality	<p>?</p> <p>There are no AQMAs within proximity of this site and no immediate AQ issues although potential for knock on traffic implications elsewhere in the city. However, there may be new risks for exposure should the development be adjacent to the A64. A full air quality impact assessment would therefore be necessary as well as mitigation measures commensurate with the scale of impact.</p> <p>There are likely to be emissions relating to construction however, due to increased trips connected with HGVs and construction vehicles for example. Given the scale of the site, this may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p> <p>On balance, the air quality effects have been assessed as uncertain.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>?</p> <p>This settlement incorporates an element of flood zone 3a, a high risk flood zone. The sites developable available does not include this for development and allows more space through its gross:net development ratio for the incorporation of openspace and other facilities. Mitigation through design and the use of the additional openspace to minimise any impact would be required. The scale of the development would also allow for the incorporation of mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs) as well. The impact on this objective is dependent upon further detail through the masterplanning.</p> <p>Overall, the impact of this will depend upon the site layout and type of development. The effects have therefore been assessed as uncertain.</p>
14: Conserve or enhance York's historic environment, cultural heritage, character and	<p>?</p> <p>There are no designated heritage assets in this location.</p> <p>The creation of a new stand alone settlement reinforces the settlement</p>

setting	<p>pattern of smaller settlements around York's main urban area. However, it is recognised that the impact of the new development would depend on the design and masterplanning.</p> <p>The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>On balance, it is difficult to determine the overall effect of this development and therefore the score has been assessed as uncertain.</p>
15: Conserve or enhance York's natural and built landscape	<p>-</p> <p>The creation of a new stand alone settlement reinforces the settlement pattern of smaller settlements around York's main urban area. However, it is recognised that this development would insert urban form in a known rural landscape, which may cause conflict with the natural environment setting.</p> <p>The site is bordered by areas important to the landscape and setting of the city overall, the integrity of which would need to be preserved and complimented. It is difficult at this stage to anticipate the impacts on this.</p> <p>The new settlement's connectivity with the existing urban and rural landscape will be exceptionally important and would need to be explored through the masterplanning stage. The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>On balance, the anticipated effects on this objective are currently assessed as negative.</p>
SUMMARY	
Key positives	<ul style="list-style-type: none"> • The location as a stand alone settlement fits with the overall pattern of villages around York as self-contained hubs; • This development will provide a significant contribution towards housing provision, including affordable housing need; • Job opportunities would be created through the construction phase of the development and through provision of a local service centre; • The site would generate the need for a new local service centre providing key local services and facilities; • A new primary school will need to be provided; • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • The site intersects with a local green corridor providing an opportunity for Green Infrastructure to improve biodiversity and connectivity to the wider natural environment;

	<ul style="list-style-type: none"> • The development is located in a low flood risk area; • There are no air quality issues at present; • The site does not contain contamination issues.
Key challenges	<ul style="list-style-type: none"> • This is a greenfield site. • The site would mean a significant loss to high grade agricultural land • The creation of a new stand alone settlement reinforces the settlement pattern of smaller settlements around York's main urban area. However, it is recognised that this development would insert urban form in a known rural landscape; • The site is adjacent to a SSSI and 2 SINCS sites. 'Heslington Tilmire' is a designated SSSI and is also a designated SINCS along with the adjacent golf course. Any development bordering these sites would be to be sensitively buffered to minimise any negative effects from development and access; • Provision for secondary education will need to be considered and allocated capacity; • The main employment opportunities will be in alternative locations such as the City Centre and University of York; • A significant investment in infrastructure will be required; • Ensuring transport network connectivity to promote alternative travel to the car given its rural location outside of the ring-road is paramount to ensure key destinations are accessible sustainably. ; • Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; • Increase in population will increase water use and waste generation; • Potential harm to air quality could be generated on the outer ring-road as a result of increased traffic flows presenting new opportunities to exposure should if the site is not carefully designed.
Mitigation	<ul style="list-style-type: none"> • Transport infrastructure needs to be provided commensurate to the scale of development. This will need to connect the settlement with the city, promote sustainable travel to maximise accessibility and minimise impacts on greenhouse gas emissions. • The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city and surrounding landscape. • The development of facilities should be commensurate with the scale and delivery of housing to ensure no undue pressure is placed on or access to existing facilities and to ensure long-term benefits for prospective residents; • 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 site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the

	<p>implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management;</p> <ul style="list-style-type: none"> • 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.
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ST16: Terrys Factory	
Site size	n/a
Location	Main urban Area. Micklegate Ward
Allocated for	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.
General details	Should the permission lapse, the site will be subject to policy H2: Existing Housing Commitments.
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	<p>++</p> <p>The site will help to contribute towards housing provision and a larger community of this part of the former factory site. This will be in addition to the residential development of the site and has the potential to offer a greater mix of property type within the urban site. Overall this should have a positive effect on this objective.</p>
2: Improve the health and well-being of York's population	<p>+/-</p> <p>Included within the existing permission is provision for openspace and community facilities. There is potential therefore for this designation to have a positive impact on the health and well-being of its new community.</p> <p>In considering this should the permissions lapse, it should be stipulated that any consent/reserved matters planning applications would need to incorporate openspace commensurate with the additional housing supply to ensure prospective residents have amenity space for health and well-being.</p> <p>Contamination has been identified on the site through the outline planning permission's environmental impact statement. The EIA states that this is largely in isolated areas across the site and that remedial action is required to ensure the soil is suitable for residential garden use and there is no impact to residents health.</p> <p>There are likely effects on neighbouring residential areas for the</p>

	<p>duration of the construction period relating to noise, air quality and vibrations. The EIA states that any impact is likely to be commensurate with the proximity/location of the development on site. There will be increased trips and noise connected with HGVs and construction vehicles for example which may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p> <p>Overall there are identified positive and negative effects on this objective.</p>
<p>3: Improve education, skills development and training for an effective workforce</p>	<p>+</p> <p>. Limited training opportunities may be available through the construction phases. No educational facilities are specified within the scheme and therefore the capacity of local school to accommodate new pupils would need to be assessed alongside the existing planning permission. Currently the site has both a primary and secondary school within 800m. Furthermore, the current application proposes new nursery facilities, which will have a positive effect for early years education..</p>
<p>4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy</p>	<p>+</p> <p>Jobs would also be generated through the construction of the site in the short to medium term. The development overall would support the housing of workforce for other employment opportunities within the city helping to support the overall economy, particularly given the sites location in close proximity to the city centre and racecourse.</p> <p>This is a former factory which is now vacant. Jobs at this employment site have already been lost but new commercial and community facilities onsite should provide more employment opportunities. These jobs may require different skill sets to those lost however.</p> <p>The site is within close proximity of services and facilities at Bishopthorpe Road which is within 800m.. This development could maintain their viability as it is unlikely to generate on-site facilities.</p> <p>On balance, this site is assessed as having a positive impact.</p>
<p>5: Help deliver equality and access to all</p>	<p>+</p> <p>The scale of the housing forecast alongside the existing permitted residential element with the permission would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective. Furthermore, the application takes account of different housing types such as live/work units and assisted living accommodation. The will allow the site to accommodate a variety of households types ensuring access and equality for all.</p> <p>Currently the site has uneven access to local facilities. However, the</p>

	<p>outline application already includes for a local level centre including community facilities and a nursery. The local provision of these facilities ensures local access and the increase in housing numbers should ensure the viability of these facilities for the future.</p> <p>Overall, this site would have a positive effect on this objective.</p>
<p>6: Reduce the need to travel and deliver a sustainable integrated transport network</p>	<p>+ Transport connection to this site are likely to build upon existing access. The location of the site in the urban area means that it has good existing access to both frequent and non-frequent bus routes. In order to maximise the ease of accessing these routes bus stops within or adjacent to the site on the adopted roads would need to be implemented.</p> <p>Whilst there are existing cycle routes within the vicinity these should be extended into the site to enable safe routes. New cycle routes and pedestrian footpaths would need to be implemented in order to promote sustainable travel to and from the site.</p> <p>The site has existing access to the the Bishopthope Road neighbourhood Parade within 800m and will also contain a mix of community and leisure facilities. This is positive in minimising trips and encouraging sustainable travel behaviour.</p> <p>Overall this sites is assessed to have positive effects on this objective.</p>
<p>7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</p>	<p>+ The permission will enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site. The current application gives commitment to the implementation of high standards of design using BREEAM (very good) and Code for Sustainable Homes (level 3). The EIA states that “the following initiatives will be actively considered as viable methods of increasing the sustainability of the site:</p> <ul style="list-style-type: none"> · Green Travel Planning · Rainwater Harvesting · Renewable Energy via air source heat pumps · Green Roofs · Locally Sourced Labour · Reuse of Demolition Materials · Solar Heating · Heat Reclamation · CO2 reduction and Low Energy Use.” <p>Whist this has positive implications for climate change, the development should be aiming for more sustainable buildings in line with the code for sustainable homes (levels 4-6 –carbon neutral). Should the permission lapse, this should be addressed.</p>

	<p>Sustainable travel mode participation is critical to minimise negative impacts on greenhouse gas emissions. The improvement of cycle, pedestrian and bus accessibility will be critical to this. This acknowledged through the “green travel planning” programme to be incorporated into the masterplan.</p> <p>The EIA also acknowledges that there are likely to be adverse emissions during the construction process due to the trips and construction work undertaken by HGVs and plant vehicles.</p> <p>On balance, this is likely to have a positive impact.</p>
<p>8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment</p>	<p>-/+</p> <p>Currently the site contains no nature conservation designations and does not connect to any green infrastructure corridors.</p> <p>The EIA identifies that whilst the majority of habitats on site are of relatively low ecological value, the broadleaved trees and woodland are considered to be of greatest value. Although they include many exotic species, there are also numerous large and old natives. Large standards form an almost continuous border around the site and create a continuous habitat with the more extensive areas of woodland present in the north, north-east and southeast. All of the habitats on the site are therefore considered to be of value only within the zone of influence (taken here to mean the site) with the exception of the broadleaved woodland, which is considered to be of local value, due to its supporting value for local wildlife species, such as birds and bats.</p> <p>The proposed scheme proposes planting new trees which are expected to be beneficial in the long-term as they exert increasing influence over the character of the site and the locality in terms of landscape value and biodiversity through the provision of new habitats.</p> <p>The site is also recognised to have fox dens on site as well as evidence of rabbits. However, these are considered common and not of major ecological importance.</p> <p>The site offers a potential foraging and commuting resource for all these though only common pipistrelle have been indicated as using the site. No indication was given from the surveys, as to the number of bats using the site. Bats, as a species group, are listed as a priority species on the City of York BAP. They are also European and UK protected species of conservation concern. The population of bats using the site are considered to be of ecological value at the local level (potentially regional dependant on the species of bat using the site for foraging).</p> <p>Direct effects from development may include habitat loss, disturbance through noise, lighting and movement as well as pollution from construction and hydrological changes through landscaping. However, the EIA proposes mitigation measures such as sensitive lighting to ensure bats are not disturbed and the retention of trees on the site. Given the former factory use of the site, there is an opportunity to integrate a</p>

	<p>scheme to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site.</p> <p>On balance, this have been assessed to have a likely positive effect in the long-term.</p>
9: Use land resources efficiently and safeguard their quality	<p>+</p> <p>This site is brownfield site.</p> <p>The planning permission's environmental statement concludes that there is potential contamination on the site in isolated areas, which would need to be remediated so the soil is suitable for residential gardens. The Council has already requested proof of this removal prior to development.</p> <p>On balance, this is assessed as a positive effect on this objective.</p>
10: Improve water efficiency and quality	<p>I/-</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>-/I</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible. It is acknowledged that the demolition materials will be recycled where possible (steel frames) and the concrete and brickwork materials will be crushed to form aggregates for use on the site, as set out in the planning permission.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes including through the reuse of materials.</p>
12: Improve air quality	<p>-</p> <p>Despite being located outside of the City of York's City's Air Quality Management Area (AQMA), many of the roads affected by an increase in vehicle movement's as a result of the Proposed Development in operation are located within an AQMA, or lead to areas that are.</p> <ul style="list-style-type: none"> The EIA for the proposed scheme state: During the construction phase, the application of standard dust control measures are capable of providing the required level of mitigation of potential

	<p>particulate matter impacts near the site. The phasing of the works will also mean that receptors will only be impacted upon when the particular phase near to them is being worked.</p> <ul style="list-style-type: none"> Residential properties within 50 m of the site boundary, such as those located on Campleshon Road, Bishopthorpe Road and Racecourse Road, may however experience occasional increases in local soiling rates during times when activities are carried out in extremely dry and windy weather. Any such impacts at these times would be restricted to short-term episodes affecting a small number of properties and would be short-term, adverse, and of slight significance. During the operational phase of the scheme, changes to road traffic flows would not result in a significant change in pollutant concentrations at any of the sensitive receptors within the three Air Quality Study Areas. Although concentrations are predicted to increase at receptors within the AQMA, a rise of 0.5µg/m³ and less is not considered to be significant, as it is well within the year on year variation of NO₂ concentrations measured within the City. Therefore, at receptors near to the local highway network, the predicted impact on air quality of an increase in annual mean NO₂, PM₁₀ and PM_{2.5} concentrations can be classed as long-term, adverse and of negligible significance. <p>Should the permission lapse, the development site should take consideration of air quality impacts and mitigate any potential impacts using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p> <p>Due to the EIA of the proposed scheme this have been assessed as having negative impacts.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>+ The site is flood risk zone 1, which poses no immediate flood risk.</p> <p>Although in a low flood risk zone, the site should ensure that mitigation towards surface water management through SUDs for example, are implemented to minimise impacts on the wider area.</p>
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	<p>-/+ The site lies partly within the 'Racecourse and Terry's Factory' Conservation Area and includes five Grade II Listed Buildings:</p> <ul style="list-style-type: none"> Terry's of York Clock Tower, Water Tower and Boiler house with transformer house Terry's of York Factory Terry's of York Head Office Liquor Factory Time Office Block <p>The EIA for the development states that:</p> <ul style="list-style-type: none"> Potential impacts caused by the completed development focus on long term changes to the character and context of the Conservation Area and Listed Buildings. Inappropriate uses and new construction could adversely affect the character and setting of both Listed

	<p>Buildings and the Conservation Area. Conversely the removal of utilitarian structures and buildings of low or negligible quality, that have little or no architectural or historical significance, could benefit both Listed Buildings and Conservation Area.</p> <ul style="list-style-type: none"> • Overall, the known and suspected archaeology within and in the immediate vicinity of the Site is of no more than local importance. This does not preclude the potential for remains of greater importance to be discovered. For instance, should any Roman burials be discovered, these could be considered of regional importance. Without mitigation there are potentially moderate to major permanent adverse effects on archaeology of local to regional importance. Mitigation measures include measures to ensure preservation in situ where appropriate and necessary and preservation by record in other instances. By these means potential impacts can be reduced to Minor, Negative and Permanent in a worst case, to Negligible in the best. • The proposed development calls for the demolition of a number of structures and buildings. Demolition within the Conservation Area is restricted to buildings and structures which make negligible to neutral contributions to its character. • In conclusion the proposed application is likely to have moderately long-term irreversible beneficial impacts on the site. <p>The impacts of this development are currently assessed as having positive and negative impacts.</p>
<p>15: Conserve or enhance York’s natural and built landscape</p>	<p>-/+</p> <p>The site lies partly within the ‘Racecourse and Terry’s Factory’ Conservation Area and includes five Grade II Listed Buildings:</p> <ul style="list-style-type: none"> • Terry’s of York Clock Tower, Water Tower and Boiler house with transformer house • Terry’s of York Factory • Terry’s of York Head Office • Liquor Factory • Time Office Block <p>The EIA for the development states that:</p> <ul style="list-style-type: none"> • Potential impacts caused by the completed development focus on long term changes to the character and context of the Conservation Area and Listed Buildings. Inappropriate uses and new construction could adversely affect the character and setting of both Listed Buildings and the Conservation Area. Conversely the removal of utilitarian structures and buildings of low or negligible quality, that have little or no architectural or historical significance, could benefit both Listed Buildings and Conservation Area. • The proposed development calls for the demolition of a number of structures and buildings. Demolition within the Conservation Area is restricted to buildings and structures which make negligible to neutral contributions to its character. There is a risk of damage to existing built fabric of the site during this phase. • In conclusion the proposed application is likely to have moderately long-term irreversible beneficial impacts on the site.

	The impacts of this development are currently assessed as having positive and negative impacts.
SUMMARY	
Key positives	<ul style="list-style-type: none"> • The site will help to contribute towards housing provision, including affordable housing need, in-combination with the existing housing element within the outstanding planning application; • Included within the existing permission is the provision of community facilities; • The urban form and landscape of the development has been set through the planning permission and this additional housing would need to conform to this agreed scale, massing and context; • Small numbers of job opportunities would be created through the construction phase of the development as well as the commercial and leisure aspects; • Opportunities to increase sustainable transport accessibility via existing frequent and non-frequent bus routes; • The site is within 15 minutes cycle of the railway station; • There is access to an existing neighbourhood parade within 800m; • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • Green Infrastructure should improve supporting biodiversity and connectivity in comparison to former use; • The development is located in a low flood risk area; • This is a brownfield site.
Key challenges	<ul style="list-style-type: none"> • Contamination has been identified on the site through the outline planning permission. This will need to be remediated to ensure the soils are suitable for residential use; • The analysis of air quality for the existing permission takes into consideration the magnitude of impacts on air quality concluding that there will be minor adverse impacts in the local vicinity on air quality; • The increase in housing numbers from this re-designation will need to be considered in combination with the existing permission to ensure that the number of educational places can be accommodated; • Ensuring transport network connectivity to promote alternative travel to the car, including the extension of cycle routes. This is critical for accessibility but also for minimising emissions for climate change/air quality; • Increase in population will increase water use and waste generation; • Potential increase in traffic flows due to increase in development; • Enabling the development through to minimise adverse effects on the historic built environment and landscape given the context of listed buildings and the conservation area status.
Mitigation	Relevant should the permission lapse:

	<ul style="list-style-type: none"> • The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city. • Any future permissions will need to refer to the outcomes of the EIA in understanding the key issues regarding environmental impacts. • Transport infrastructure needs to be provided commensurate to the scale of development. This will need to connect the settlement with the city, promote sustainable travel to maximise accessibility and minimise impacts on greenhouse gas emissions. • The development of facilities should be commensurate with the scale and delivery of housing to ensure no undue pressure is placed on or access to existing facilities and to ensure long-term benefits for prospective residents; • 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; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management.
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ST17: Nestle South	
Site size	n/a
Location	Main urban Area. Clifton Ward
Allocated for	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.
General details	Should the permission lapse, the site will be subject to policy H2: Existing Housing Commitments.
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	+ The re-designation of this parcel of land will help to contribute towards housing provision and a larger community of this part of the former factory site. This will be in addition to the residential development of the site and has the potential to offer a greater mix of property type within the urban site. Overall this should have a positive effect on this objective.
2: Improve the health and well-being of York's	+/- Included within the existing permission is provision for openspace and

population	<p>community facilities. There is potential therefore for this designation to have a positive impact on the health and well-being of its new community. Furthermore, the site is within close proximity to York General Hospital.</p> <p>In considering this redesignation, it should be stipulated that any reserved matters planning applications would need to incorporate extra openspace commensurate with the additional housing supply.</p> <p>Contamination has been identified on the site through the outline planning permission's environmental statement. Remedial action is required to ensure the soil is suitable for residential garden use and there is no impact to residents health.</p> <p>Noise assessments have been carried out as part of the existing planning permission and have been identified that there will be impacts from the Nestle factory. Design could be used to offset this as far as possible.</p> <p>There are identified impacts arising through the construction phase of development relevant to the neighbouring residential areas. This may arise through increasing noise and emissions relating to HGVs and plant vehicles for example.</p> <p>Overall there are identified positive and negative effects on this objective.</p>
3: Improve education, skills development and training for an effective workforce	<p>?</p> <p>The removal of the commercial element reduces opportunities for training and development on site. Limited opportunities may be available through the construction phases. No educational facilities are specified within the scheme and therefore the capacity of local school to accommodate new pupils would need to be assessed alongside the existing planning permission. Currently there is a primary school within 800m but no secondary.</p>
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<p>O</p> <p>The re-designation of the commercial element on this site removes provision for office space and therefore job opportunities within this location. Limited jobs will be available as part of the local centre. However, the designation of other employment sites provides more land than required and therefore the outcome of losing this commercial element is considered neutral/having no significant impacts.</p>
5: Help deliver equality and access to all	<p>+</p> <p>The scale of the housing forecast alongside the existing permitted residential element with the permission would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective. Furthermore, the application takes account of different housing types such as live/work units, student and assisted living accommodation. The will allow the site to accommodate a variety of households types ensuring access and equality for all.</p>

	<p>Currently the site has uneven access to local facilities. However, the outline application already includes for a local level centre including retail, community facilities, crèche, gym and cafe. The local provision of these facilities ensures local access and the increase in housing numbers should ensure the viability of these facilities for the future.</p> <p>Overall, this site would have a positive effect on this objective.</p>
<p>6: Reduce the need to travel and deliver a sustainable integrated transport network</p>	<p>+ Transport connection to this site are likely to build upon existing access. The location of the site in the urban area means that it has good existing access to both frequent and non-frequent bus routes. In order to maximise the ease of accessing these routes bus stops within or adjacent to the site on the adopted roads would need to be implemented.</p> <p>Whilst there are existing cycle routes within the vicinity (opposite the west edge of the site), there are none directly on Haxby or Wigginton road connecting to the city centre. New cycle routes and pedestrian footpaths would need to be implemented in order to promote sustainable travel to and from the site.</p> <p>The associated outline application includes for a local level centre including retail, community facilities, crèche, gym and cafe. The local provision of these facilities ensures local access and should the reduce the need to travel.</p> <p>Overall this sites is assessed to have positive effects on this objective.</p>
<p>7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</p>	<p>I/+ The dwellings through this re-designation would need to be incorporated into the overall climate change mitigation scheme for the site. The combination of this allocation and the existing permission will enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.</p> <p>The associated outline application includes for a local level centre including retail, community facilities, crèche, gym and cafe. The local provision of these facilities ensures local access and should the reduce the need to travel having a positive impact on reducing greenhouse gas emissions. Sustainable travel mode participation is critical to minimise negative impacts on greenhouse gas emissions. The improvement of cycle, pedestrian and bus accessibility will be critical to this.</p> <p>However, emissions are likely to arise through the construction phase from the increased trips generated by the HGVs and plant vehicles in the short-term.</p>

	<p>On balance this is likely to have a long-term positive impact subject to implementation.</p>
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<p>I/+</p> <p>Currently the site contains no nature conservation designations and does not connect to any green infrastructure corridors. However, it is important that any lighting proposed as part of this scheme is controlled in order to minimise any impacts on species using the site and surrounding area. Sensitive lighting for these reasons is required both during the construction phase, as well as afterwards, once the scheme is complete.</p> <p>Given the former factory use of the site, there is an opportunity for this site to integrate a scheme to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site.</p>
9: Use land resources efficiently and safeguard their quality	<p>+</p> <p>This site is brownfield site.</p> <p>The planning permission's environmental statement concludes that there is potential contamination on the site which would need to be remediated so the soil is suitable for residential gardens. The Council has already requested proof of this removal prior to development. Once this has been completed, it is likely to have improved the land resources.</p> <p>On balance, this is assessed as a positive effect on this objective.</p>
10: Improve water efficiency and quality	<p>I/-</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>-/I</p> <p>An increase in population will have an inevitable impact on waste generation and the use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes including the reuse of materials where applicable.</p>
12: Improve air quality	<p>O</p> <p>The city centre AQMA is within 500m of the site. However, as part of the outline planning permission, air quality work was carried out to</p>

	<p>assess the cumulative impacts of the operational traffic and energy plant emissions for the Nestle development site. The change in pollutant concentrations for the future operating scenario have been shown to be of 'small' or 'imperceptible' magnitude (depending on location) and of 'negligible adverse' significance for all modelled locations on and surrounding the site. In conclusion, there were no significant air quality impacts. To ensure this is still the case with an increased amount of housing, an air quality assessment would be required.</p> <p>The site should mitigate any potential impacts using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p> <p>Currently it is assumed that there will be no significant effects on air quality.</p>
<p>13: Minimise flood risk and reduce the impact of flooding to people and property in York</p>	<p>+</p> <p>The site is flood risk zone 1, which poses no immediate flood risk.</p> <p>Although in a low flood risk zone, the site should ensure that mitigation towards surface water management through SUDs for example, are implemented to minimise impacts on the wider area.</p>
<p>14: Conserve or enhance York's historic environment, cultural heritage, character and setting</p>	<p>?</p> <p>The Joseph Rowntree Memorial library (listed at grade 11) is listed in the statutory list of buildings of special architectural or historic interest. The building is located on the eastern boundary of the site and it introduces a domestic scale to the Haxby Road edge.</p> <p>The special qualities of the Haxby Road side of the site are recognised in a conservation area – “Nestle/Rowntree Factory Conservation Area”- spanning across the main road to include social and cultural buildings of the earlier factory complex. This part of the site is visually accessible from the public highway and the existing planning permission's intention to open the site out to the general public to provide a new district hub, reinforcing existing facilities such as the theatre, hospital and swimming baths on the east side of the road with a mix of uses on the west side (including convenience retail and café) around a public park.</p> <p>The scale and form of the additional housing element from this allocation should reflect the positive elements of the current outline planning permission's masterplan in both form and scale to ensure context within the overall site.</p> <p>The detailed planning permission for this site has not yet been granted. The effects of this are therefore assessed as uncertain.</p>
<p>15: Conserve or enhance York's natural and built landscape</p>	<p>?</p> <p>The scale and form of the additional housing element from this allocation should reflect the positive elements of the current outline planning permission's masterplan in both form and scale to ensure context within the overall urban landscape of the site. This will depend</p>

	upon the overall masterplan of the site. The effects currently are therefore uncertain.
SUMMARY	
Key positives	<ul style="list-style-type: none"> • The re-designation of this parcel will help to contribute towards housing provision, including affordable housing need, in-combination with the existing housing element within the outstanding planning application; • Included within the existing permission is the provision of community facilities; • The urban form and landscape of the development has been set through the planning permission and this additional housing would need to conform to this agreed scale, massing and context; • Small numbers of job opportunities would be created through the construction phase of the development; • The loss of the commercial element can be fulfilled through alternatives sites selected; • Opportunities to increase sustainable transport accessibility via existing frequent and non-frequent bus routes; • The site is within 15 minutes cycle of the railway station; • There is access to an existing neighbourhood parade within 800m; • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • Green Infrastructure should improve supporting biodiversity and connectivity in comparison to former use; • The development is located in a low flood risk area; • The analysis of air quality for the existing permission takes into consideration the magnitude of impacts on air quality concluding that there were no significant impacts on air quality. • This is a brownfield site.
Key challenges	<ul style="list-style-type: none"> • The re-designation of the commercial element reduces opportunities for replacement jobs; • Contamination has been identified on the site through the outline planning permission. This will need to be remediated to ensure the soils are suitable for residential use; • The increase in housing numbers from this re-designation will need to be considered in combination with the existing permission to ensure that the number of educational places can be accommodated; • Ensuring transport network connectivity to promote alternative travel to the car, including the extension of cycle routes. This is critical for accessibility but also for minimising emissions for climate change/air quality; • Increase in population will increase water use and waste generation; • Potential increase in traffic flows due to increase in development.
Mitigation	<ul style="list-style-type: none"> • The masterplanning process should ensure that it considers

	<p>principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <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 EIA in understanding the key issues regarding environmental impacts. • Transport infrastructure needs to be provided commensurate to the scale of development. This will need to connect the settlement with the city, promote sustainable travel to maximise accessibility and minimise impacts on greenhouse gas emissions. • The development of facilities should be commensurate with the scale and delivery of housing to ensure no undue pressure is placed on or access to existing facilities and to ensure long-term benefits for prospective residents; • 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; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management.
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ST18: Monks Cross	
Site size	12.74 hectares
Location	Suburban. Huntington Ward
Allocated for	100,000 sq.m (40% plot ratio and 2 storeys)
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	0 There is no significant effect on this objective.
2: Improve the health and well-being of York's population	I Part of this site is a former cement works. The extent of contamination on this site needs to be identified and remedial action undertaken to ensure the soil is suitable for residential garden use and there is no impact to residents health. There may be impacts relating to noise on adjacent employment uses from the construction of the site for the duration of the build. The

	<p>impact is likely to be commensurate with the proximity/location of the development on site. There will be however, increased trips and noise connected with HGVs and construction vehicles for example which may have an in-combination effect relating to citywide development. However, the impacts of this are uncertain as it is likely to depend on the implementation phasing and construction methods.</p>
3: Improve education, skills development and training for an effective workforce	<p>+</p> <p>This site has been allocated for B1a office space. There is the opportunity for this site to offer training within the development, depending on the occupier, and through the construction phase.</p>
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<p>++</p> <p>This site directly contributes to the employment land supply for the city. Evidence shows that the city needs to accommodate growth in a variety of sectors with this site satisfying 100,000 sq.m of the office floorspace demand. The site is located adjacent to existing employment and retail which will help to capitalise on existing business linkages. Furthermore, the residential allocation to the north and existing housing to the west would maximise on the potential for the workforce to be within a short commute distance to employment opportunities.</p> <p>The site includes a former cement works where the jobs have already been lost. The type of employment on this site would not match that lost as it would be focussed on office development and using different skill sets.</p> <p>Overall, it is likely that this site will have a significantly positive impact on this objective.</p>
5: Help deliver equality and access to all	<p>+</p> <p>The adjacent population will be able to access the jobs within a relatively short distance at this site. There are also existing high frequency routes from the city centre to Monks Cross allowing connectivity across the city. To maximise this, the site would need to improve linkages between the residential area and established retail/employment offer.</p> <p>There are residential areas within close vicinity and the proposed residential allocation to the north would also mean it is accessible to the workforce.</p> <p>The site includes a former cement works where the jobs have already been lost. The type of employment on this site would not match that lost as it would be focussed on office development and therefore utilising different skill sets.</p> <p>Overall, it is assessed that there will be a positive effect on this objective.</p>
6: Reduce the need to travel and deliver a sustainable integrated transport network	<p>+</p> <p>The use of the site as offices would need to ensure that access via non car modes is the primary mode of travel. The location of the site in the suburban area means that it has existing access to a frequent bus routes. In order to maximise the ease of accessing these routes bus</p>

	<p>stops within or adjacent to the site on the adopted roads would need to be implemented.</p> <p>Whilst there are existing cycle route connections within the vicinity, more would need to be implemented to maximise connectivity to the city centre. New cycle routes and pedestrian footpaths would need to be implemented in order to promote sustainable travel to and from the site.</p> <p>Overall, it is assessed that there will be a positive effect on this objective.</p>
<p>7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</p>	<p>-/+</p> <p>The size of the site should allow a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. There are opportunities for this to link with the new residential site to the north for the implementation of CHP for example. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.</p> <p>Sustainable travel mode participation is critical to minimise negative impacts on greenhouse gas emissions. The improvement of cycle, pedestrian and bus accessibility will be critical to this. However, there may be a short-term rise in emissions due to the construction of the site within increased trips from HGVs and plant vehicles.</p> <p>The site is located within close proximity to Monks Cross Retail Park and the new employment and housing allocations to the north. This should have positive effects by minimising trip generation between the sites in the long-term through maximising co-location of facilities.</p>
<p>8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment</p>	<p>I/+</p> <p>Currently the site contains no nature conservation designations and does not connect to any green infrastructure corridors. Given part of the site is a former industrial site, there is an opportunity for this site to integrate a scheme to increase biodiversity and connectivity to the wider natural environment. The scheme should connect with the residential allocation to allow wider connectivity where gardens and connecting openspace may help to improve biodiversity within the site.</p>
<p>9: Use land resources efficiently and safeguard their quality</p>	<p>-</p> <p>The majority of this site is greenfield with the section to the south being brownfield.</p> <p>It is grade 3 agricultural land representing high quality soils. In combination with the housing allocation, this would be a significant loss to this high grade soils within the ring road.</p> <p>Part of this site is a former cement works. The extent of contamination on this site needs to be identified and remedial action undertaken to ensure the soil is suitable for use and there is no impact to employees health.</p>

	<p>On balance, this is assessed as having a likely negative effect on this objective.</p>
10: Improve water efficiency and quality	<p>I/-</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>-/I</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes including the reuse of materials where applicable.</p>
12: Improve air quality	<p>+/I</p> <p>There are no AQMAs in this location and no immediate air quality issues. However, the cumulative impacts may need addressing in terms of traffic/AQ impact (i.e. alongside permitted community stadium / retail development).</p> <p>The site should mitigate any potential impacts using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>+</p> <p>The site is flood risk zone 1, which poses no immediate flood risk.</p> <p>Although in a low flood risk zone, the site should ensure that mitigation towards surface water management through SUDs for example, are implemented to minimise impacts on the wider area.</p>
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	<p>?</p> <p>There are no designated heritage assets within close proximity to the proposed site and nothing significant in terms of archaeological interest. There are view from the north of this site towards the Minster and these need to be maintained in order to not adversely impact on the setting of York.</p> <p>The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to</p>

	<p>understand how the development will impact the city.</p> <p>The impacts have been assessed as uncertain.</p>
15: Conserve or enhance York's natural and built landscape	<p>?</p> <p>The development of the site would lead to a new employment area of the city being created. A strong element of green infrastructure to fit with the existing urban pattern and to separate the new and existing developments should be incorporated. This should be linked with the greenfield development to north to ensure linkages.</p> <p>From across the site there are also key strategic views towards the Minster as well as to north which would need to be preserved. There may be also be opportunities to enhance these views through improvements to visual amenity by the redevelopment of the cement works. This would depend upon the height, scale and massing of the buildings however. The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>The effects of this development on the objective are currently uncertain and would depend upon the masterplan of the site.</p>
SUMMARY	
Key positives	<ul style="list-style-type: none"> • This site will directly contribute to the employment land supply for B1a Office and is one of the principle sites in delivering this; • The site is adjacent to an existing business park which encouraging linkages with existing businesses; • The housing allocation to the north as well as the proximity of established residential areas means a short commute distance for those living nearby to new employment opportunities; • There are existing high and low frequency bus routes within close proximity, including a park and ride; • The site does not contain any nature designations. There is an opportunity for this scheme to increase its biodiversity through creating strategic green infrastructure linked with the adjacent housing allocation; • The scale of development should allow the incorporation of climate change mitigation through design, layout and the incorporation of renewable technologies; • There are currently no air quality issues.
Key challenges	<ul style="list-style-type: none"> • Former uses to the south of the allocation could contain contamination due to its former use as a cement works. Remediation of this will need to occur to ensure there is no threat to human health; • The type of employment lost at the former cement works will not be replaced; • Whilst there is access to frequent bus routes, the transport network needs to be vastly improved to enable connectivity with established and new residential areas as well as the established retail and employment centres adjacent to the site. This is critical to ensure

	<p>sustainable access as well as minimising the use of the car/ greenhouse gas emissions in response to climate change;</p> <ul style="list-style-type: none"> • Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; • Potential harm to air quality could be generated on the outer ring-road as a result of increased traffic flows presenting new opportunities to exposure should if the site is not carefully designed. • The majority of the site is greenfield; • The land is grade 3 agricultural land representing a loss to high grade soils in this location; • Employment uses will increase water use and waste generation.
Mitigation	<ul style="list-style-type: none"> • The masterplan is assessed using the heritage impact assessment to ensure that impacts on the historic character and setting are identified and suitable mitigation measures are implemented. • Transport infrastructure needs to be provided commensurate to the scale of development and with consideration for the existing employment uses and new allocations to the north. • 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; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management. There is the potential for these to be in-combination with the adjacent new greenfield development to maximise the scale of facilities.

ST19: Northminster Business Park	
Site size	15 hectares
Location	Rural/adjacent to existing business park. Rural West Ward
Allocated for	60,000 sq.m (40% plot ratio and 1 storeys) for R&D, Light Industrial, storage and Distribution (B1b/B1c/B2/B8).
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	0 There is no significant effect on this objective.
2: Improve the health and well-being of York's population	0 There are no significant impacts on this objective. The uses within the existing business park are similar in nature and therefore are deemed not to pose an issue to human health on any new development. There may be some effect relating the construction phase of development but this is likely to be minor in comparison to the adjacent uses.

3: Improve education, skills development and training for an effective workforce	<p>+ This site has been allocated for a mix of employment uses. There is the opportunity for this site to offer training within the development, depending on the occupier, and through the construction phase. This could therefore have a positive impact on the objective.</p>
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	<p>++ This site directly contributes to the employment land supply for the city. Evidence shows that the city needs to accommodate growth in a variety of sectors with this site satisfying 60,000 sq.m of the mixed R&D, light industrial, storage and distribution. This is the principle site in meeting this employment demand type. The site is also located adjacent to existing employment, which will help to capitalise on existing business linkages.</p> <p>A new park and ride site will be located adjacent to the business park enabling good access via a high frequency route to and from the city centre.</p> <p>Overall, this site should make a significantly positive impact on the economy.</p>
5: Help deliver equality and access to all	<p>I Currently access to the site from residential areas is poor and reliant on the car. However, a new park and ride facility adjacent to the site will increase access from the city centre. Accesibility would be reliant on successful linkages between this site and the park and ride facility as well as safe cycle paths.</p>
6: Reduce the need to travel and deliver a sustainable integrated transport network	<p>-/+ Whilst this site does not provide an integrated transport mode, it will impact on the surrounding transport network. The site has good access to the ring-road, which is positive for enabling vehicles to access the sites. However, this area of the city is known to have issues with congestion and increasing the employment sector here may negatively impact on this. Currently the impact of this is unknown but mitigation would be required should this be proven the case.</p> <p>New cycle routes would need to be implemented in order to promote other forms of sustainable travel to and from the site. However, the ring-road proves to be a major barrier to cross for this mode of travel and there would need to be a new crossing point included.</p> <p>The site will be adjacent to a new park and ride allowing a high frequency service to the city centre and accessibility to the site via modes other than the car. Given the distance from existing residential areas, it is unlikely that the site will attract many pedestrians, except from the adjacent park & ride, particularly given the route across the ring-road. Pedestrian access should be implemented as part of the permission to connect as fully as possible to the park and ride.</p> <p>There are both positive and negative benefits for this sites and</p>

	therefore the impacts towards this objective could be positive or negative depending upon implementation.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<p>-/+</p> <p>The size of the site should allow a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. Impacts arising through construction may be offset in the long-term through building efficiency and design.</p> <p>Sustainable travel mode participation is critical to minimise negative impacts on greenhouse gas emissions. The improvement of cycle, pedestrian and bus accessibility will be critical to this. However, given that this is for a commercial use, there is likely to be an increase in HGV movements to and from the site which may have a detrimental impact on greenhouse gas emissions, particularly during the construction phase in the short-term.</p>
8: Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<p>O</p> <p>Currently the site contains no nature conservation designations and does not connect to any green infrastructure corridors. There is an opportunity for this site to integrate a scheme to increase biodiversity and connectivity to the wider natural environment. This however, is a greenfield site and there may be ecological issues which arise during construction or planning which may be negatively impacted by development. These issues should be mitigated should they arise.</p> <p>On balance however, this is not anticipated to have significant effects on this objective.</p>
9: Use land resources efficiently and safeguard their quality	<p>- -</p> <p>The sites in this allocation are greenfield.</p> <p>It is grade 2 agricultural land representing high quality and versatile soils. This would be a loss to the amount of high grade agricultural land within York.</p> <p>The effect is assessed as likely to be negative.</p>
10: Improve water efficiency and quality	<p>I/-</p> <p>An increase in commercial use will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>-/I</p> <p>An increase in commercial activity will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the construction of the site should be processed according to the waste hierarchy as far as possible.</p>

	<p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes including the reuse of materials.</p>
12: Improve air quality	<p>+/-</p> <p>There are no AQMAs in this location and no immediate air quality issues. As this is employment allocation, there is unlikely to be issues with introducing new exposure next to outer ring road (unless people living there as their permanent residence). However, there is a risk that any congestion increase as a result of development could negatively influence air quality, particularly at the A59 connecting junction and along Poppleton Road.</p> <p>The site should mitigate any potential impacts using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p> <p>On balance there are likely to be positive and negative effects.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>+</p> <p>The site is flood risk zone 1, which poses no immediate flood risk.</p> <p>Although in a low flood risk zone, the site should ensure that mitigation towards surface water management through SUDs for example, are implemented to minimise impacts on the wider area.</p>
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	<p>O</p> <p>There are no designated heritage assets within close proximity to the proposed site and nothing significant in terms of archaeological interest.</p> <p>The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>The site is assessed as having no significant effects on this objective .</p>
15: Conserve or enhance York's natural and built landscape	<p>-</p> <p>The development of the site would lead to a new employment area of the city being created on greenfield land. This may have negative impacts on the natural landscape. There may also be issues regarding visual impact from the A1237 although it is considered that visual impact of the extension to the employment site can be mitigated through design.</p> <p>The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>Currently the effects have been assessed as negative.</p>

Key positives	<ul style="list-style-type: none"> • This site will directly contribute to the employment land supply and is one of the principle sites in delivering B1b/B1c/B2/B8; • The site is adjacent to an existing business park which encouraging linkages with existing businesses; • There are existing communities within a short commute distance for those living nearby to new employment opportunities although they would need to cross the ring-road/A59; • The site would be in close proximity to the new park and ride offering a high frequency bus service to the City Centre; • The site does not contain any nature designations. There is an opportunity for this scheme to increase its biodiversity through creating strategic green infrastructure and connecting with the wider natural environment; • The scale of development should allow the incorporation of climate change mitigation through design, layout and the incorporation of renewable technologies; • There are currently no air quality issues.
Key challenges	<ul style="list-style-type: none"> • Former uses to the south of the allocation could contain contamination due to its former use as a cement works. Remediation of this will need to occur to ensure there is no threat to human health; • The type of employment lost at the former cement works will not be replaced; • Whilst there is access to frequent bus routes, the transport network needs to be vastly improved to enable connectivity with established and new residential areas as well as the established retail and employment centres. The site is outside of the ring-road which is a major barrier for pedestrian and cycle access. This is critical to ensure sustainable access as well as minimising the use of the car/ greenhouse gas emissions in response to climate change; • Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; • The majority of the site is greenfield; • The land is grade 3 agricultural land representing a loss to high grade soils in this location; • Employment uses will increase water use and waste generation.
Mitigation	<ul style="list-style-type: none"> • Masterplanning considers the visual impact of new employment/commercial development in this locations 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; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management.

ST20: Castle Piccadilly	
Site size	n/a
Location	City centre. Guildhall Ward
Allocated for	25,000 sq.m for retail (A1)
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	0 There is no significant effect on this objective.
2: Improve the health and well-being of York's population	I/- It is likely that there is more footfall to this location. Improvements to the junction of Piccadilly and Parliament Street would be required to ensure the safety of pedestrians. This would depend upon masterplanning and implementation. There is likely to be effects from construction to neighbouring uses through increased trips by HGVs and plants vehicles for the duration of the construction. The could have cumulative negative effects particularly given that the site is located within the city centre AQMA.
3: Improve education, skills development and training for an effective workforce	0 There are no significant impacts on this objective.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	++ This is a significant retail site and directly contributes to the retail/employment land supply for the city. Evidence shows that the city needs to accommodate retail growth to ensure long-term vitality and viability. This site is located within the city centre adjacent to existing retail and associated functions. The location will help to capitalise on existing linkages and extend the retail function of the city centre supporting its overall viability and purpose both in the immediate vicinity and city centre as a whole. Currently, some of the units are occupied and this permission may wish to redevelop/relocate existing functions. On balance, this should have a significantly positive effect on the overall economy of York and the City Centre.
5: Help deliver equality and access to all	+The location of this site within the city centre means it is highly accessible as a retail destination. There are multiple frequent and infrequent bus routes with stops within in close proximity, including 4 park and rides routes as well as a network of pedestrian and cycle routes. This is therefore assessed as having a positive effect on this objective

<p>6: Reduce the need to travel and deliver a sustainable integrated transport network</p>	<p>+</p> <p>The site is located within the city centre allowing access to a variety of transport modes. The site is adjacent to both frequent and non-frequent routes, which could be used without further infrastructure improvements. The park and rides are likely to capture the majority of demand for city centre uses. This includes park and rides bus routes allowing the site to be attractive to travel to using modes other than the car.</p> <p>There are existing pedestrian routes in use as well as cycle routes to this location.</p> <p>It is expected that the car parking adjacent to Clifford’s Tower would be limited should additional retail be created. Removing parking could have positive impacts for this location in reducing congestion although, it could move this to alternative parking locations. Alternative methods of travel and locations for parking would need to be promoted and implemented to enable access for people with disabilities.</p> <p>On balance, this site would promote reducing the need to use a car and accessibility via non car modes. This has therefore been assessed as having a positive impact on this objective.</p>
<p>7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</p>	<p>+/-</p> <p>The size of the site should allow a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. Minimising the impact of the site is key and should be considered in combination. Where existing buildings may be renovated as part of this scheme, adaptation and sustainable building methods should still be a consideration.</p> <p>Sustainable travel mode participation is critical to minimise negative impacts on greenhouse gas emissions. Accessibility from existing routes in the city centre should ensure that there is minimal impact from additional footfall. Improvements to legibility and public realm should be incorporated, particularly at the junction with Piccadilly to encourage people to walk to the new retail offer and ensure safe passage across the junction with Parliament Street.</p> <p>There is likely to be effects from construction to neighbouring uses through increased trips by HGVs and plants vehicles for the duration of the construction. This could have cumulative negative effects particularly given that the site is located within the city centre AQMA and there are known hotspots in terms of emissions. The duration of these impacts will mostly be within the short-term.</p> <p>Overall this site is likely to have a positive long-term effect on this objective with sort term negative effects as a result of construction.</p>
<p>8: Conserve or enhance green infrastructure, bio-diversity, geodiversity,</p>	<p>I</p> <p>Currently the site contains no nature conservation designations and does not connect to any green infrastructure corridors. There is an</p>

flora and fauna for accessible high quality and connected natural environment	opportunity for this site to integrate a scheme to increase biodiversity and connectivity to the wider natural environment given its location adjacent to the River Foss prior to it meeting the River Ouse, which is a green Infrastructure Corridor. However, this would be determined through masterplanning.
9: Use land resources efficiently and safeguard their quality	++ This is a brownfield site and should incorporate the re-use as well as re-development of existing buildings.
10: Improve water efficiency and quality	-/l Retail development will result in increased water consumption commensurate to the level of use. However, this could be offset as the scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This will depend upon implementation. Retail development should not have a significant impact on the River Foss in terms of water quality although river facing development should mitigate any potential effects resulting from human interaction. On balance this site has been assessed as having a likely negative impact on this objective offset through the implementation of mitigation.
11: Reduce waste generation and increase level of reuse and recycling	-/l An retail use will have an inevitable negative impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill. The level of materials used may be reduced through the reuse of buildings. Materials should be reused as part of redevelopment where practical. Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible. The impact on this objective has therefore been assessed as negative.
12: Improve air quality	+/- The site is located adjacent to the city centre AQMA. An air quality assessment will be required due to proximity to AQMA and other areas of poor air quality in the city centre. There is likely to be effects from construction to neighbouring uses through increased trips by HGVs and plants vehicles for the duration of the construction. This could have cumulative negative effects particularly given that the site is located within the city centre AQMA and known hotspots in terms of emissions. The duration of these impacts will mostly be within the short-term. Benefits to air quality are likely to be offset by the location and accessibility of the site by public transport routes. The existing access via frequent and in-frequent bus routes as well as pedestrian and cycle routes should contribute to this. Similarly, the park and ride routes should capture the majority of cars on the outskirts of York and swap to using the bus which would have a beneficial impact on emissions within

	<p>the city centre.</p> <p>The site should mitigate any potential impacts using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p> <p>On balance, there are both negative and positive effects against this objective.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>--</p> <p>The site is located either side of the River Foss and the majority of the site is located within flood zone 3a (high potential risk of flooding). There is a significant concern that further development in this location may put the new premises/businesses as well as existing businesses at risk of flooding. Prior to development, flood mitigation should be established to ensure that any development minimises its impact on flooding. Further mitigation should also be given towards surface water management through SUDs for example, are implemented to minimise impacts on the wider area.</p>
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	<p>?</p> <p>The impact of this site at this stage is unknown. This site is within the city centre adjacent to the River, Clifford's Tower and existing retail units. There is an opportunity through design to ensure that any new (re)development reflects this to compliment and enhance the existing urban landscape. The impact of developing a higher amount of floorspace than the 25,000 sq.m specified could have a detrimental impact on building height, scale and massing. There is an opportunity for the development to have a positive impact on cultural heritage depending on the final use of buildings.</p>
15: Conserve or enhance York's natural and built landscape	<p>?</p> <p>The impacts of this site at this stage is unknown. This site is within the city centre adjacent to the River, Clifford's Tower and existing retail units. There is an opportunity through design to ensure that any new (re)development is reflects this to compliment and enhance the existing urban landscape. The impact of developing a higher amount of floorspace than the 25,000 sq.m specified could have a detrimental impact on building height, scale and massing.</p>
Key positives	<ul style="list-style-type: none"> • Significant city centre location adjacent to existing retail and associated functions. This will help to capitalise on existing linkages and support the overall viability of the existing city centre retail function into the future; • The central location means that there is existing access to sustainable transport modes within close proximity to the site; • There are no nature conservation sites but there is an opportunity for the site to be innovative in increasing biodiversity in the riverside location to join with the regional green infrastructure corridor within close proximity; • This is a brownfield site;
Key challenges	<ul style="list-style-type: none"> • Improvements to ensure safety of pedestrians would be required, particularly at the junction of Piccadilly with Parliament Street; • There are potential implications on water quality due to its straddling of the River Foss;

	<ul style="list-style-type: none"> • The site is located adjacent to the City Centre AQMA. An air quality assessment will be required due to the proximity to the AQMA and other areas of poor air quality within the City Centre; • The site is located adjacent to and including heritage assets requiring sensitive and complementary design.
Mitigation	<ul style="list-style-type: none"> • The effects on the historic character and setting, particularly in relation to the Castle Museum and Clifford's Tower, should be prioritised within the design to minimise any negative effects arising from development; • The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city • 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 will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management. This could be in line with Very good BREEAM standards.

ST21: Naburn Designer Outlet	
Site size	n/a
Location	Rural /extension to the existing Designer Outlet. Fulford Ward
Allocated for	12,000 sq.m for Leisure (D1)
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	0 There is no significant effect on this objective.
2: Improve the health and well-being of York's population	+ An increase in leisure facilities is likely to have a positive impact on health and well-being of residents depending on the type of facility developed. The impacts of construction are anticipated to be minor given the location of the proposed development.
3: Improve education, skills development and training for an effective workforce	0 There are no significant impacts on this objective.

<p>4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy</p>	<p>+</p> <p>This is a site for leisure incorporated within the existing designer outlet site. It directly contributes to the employment land supply for the city. The co-location with the designer outlet will help to capitalise on existing linkages and extend function of this out-of-town shopping centre. The incorporation of leisure in this location should broaden the attractiveness of this destination and therefore should help in supporting the centre's overall viability and purpose.</p> <p>The evidence base and known population increase will mean that the need for leisure will increase. However, the designation of leisure in this location would not want to have an adverse impact on existing centres with leisure facilities. It would be advised that a sequential assessment be provided prior to development to prove this no significant impact from the site and to promote development of existing locations first.</p> <p>Overall the effect of this development is likely to have positive effects for this objectives.</p>
<p>5: Help deliver equality and access to all</p>	<p>-/l</p> <p>The location of this site may require the relocation of the park and ride scheme. This could potentially reduce accessibility unless a bus stop was retained at the site and connectivity between the new park and ride and leisure/designer outlet included. Due to the location of the proposed site, there is likely to be a reliance on the car which may cause accessibility problems for some people. Accessibility via the park and ride would therefore be critical.</p> <p>This have therefore been assessed as having a negative impact.</p>
<p>6: Reduce the need to travel and deliver a sustainable integrated transport network</p>	<p>+/-</p> <p>There are currently significant barriers to pedestrian access to the site due to the ring-road barrier and proximity to residential locations.</p> <p>Cycle access would also need to be improved and encouraged as part of the development.</p> <p>There is an existing park and ride facility at the Designer outlet which runs directly to the city centre with multiple stops along Fulford Road allowing good access by frequent transport. The development for this site may require the relocation of the park and ride scheme however to allow enough room for expansion. This could potentially reduce accessibility unless a bus stop was retained at the site and connectivity between the new park and ride and leisure/designer outlet included. The relocation of the park and ride may have additional benefits on capacity for capturing cars from travelling into the city centre. The majority of people accessing this facilities however, are likely to be using their cars. This may have implications for the existing junctions and congestion in the vicinity of the Designer Outlet, particularly at peak times on the A19 which is known to get congested.</p> <p>On balance, this is likely to have positive and negative effects.</p>
<p>7: To minimise greenhouse gases that cause climate</p>	<p>+/-</p> <p>The development should incorporate climate change mitigation</p>

change and deliver a managed response to its effects	<p>measures through design and layout. Where existing buildings may be renovated as part of this scheme, adaptation and sustainable building methods should still be a consideration. New development may allow the installation of on-site renewable energy technologies to mitigate impacts on climate change.</p> <p>The location of the site being outside of the urban area may encourage car travel and increase the number of trips to enable use of the leisure facilities. Sustainable travel mode participation is critical to minimise negative impacts on greenhouse gas emissions. Accessibility from the park and ride and improvement to other modes of access is therefore critical.</p>
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<p>O</p> <p>Currently the site contains no nature conservation designations and does not connect to any green infrastructure corridors. The site is adjacent to a community orchard and there is an opportunity for this site to integrate a scheme to increase biodiversity and connectivity to the wider natural environment. Overall however, it is considered that there is no significant effect on this objective.</p>
9: Use land resources efficiently and safeguard their quality	<p>++</p> <p>The is a brownfield location and should incorporate the re-use as well as re-development the existing site.</p>
10: Improve water efficiency and quality	<p>?</p> <p>New development at the Designer Outlet for Leisure use is likely to result in water consumption although this will be commensurate with the leisure activity to go on site.</p> <p>The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This will depend upon implementation but has the opportunity to make a positive contribution.</p> <p>The sites effects have been assessed as uncertain.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>?</p> <p>A leisure use will have an inevitable impact on waste generation and use of materials. It is likely that new development would be able to capitalise on existing waste management at the Designer Outlet to manage commercial waste is a sustainable way. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill. Where applicable, material may also be re-used.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>This has been evaluated as having an overall uncertain effect currently.</p>
12: Improve air quality	<p>-</p> <p>The location of the site is likely to attract increased traffic and trips to and from other locations and one of the primary methods of travel to the site. Some of this impact my be offset by use of the park and ride</p>

	<p>but in the long-term there may be adverse impacts for air quality. In addition, whilst this is not immediately adjacent to an AQMA, there is the potential for increased traffic through Fulford (area of AQ technical breach and forms part of AQMA). The impact of which would depend on nature of leisure development.</p> <p>The site is therefore assessed as potentially having negative effects.</p>
13: Minimise flood risk and reduce the impact of flooding to people and property in York	+ This site is within flood zone 1 and is at no immediate risk of flooding. However, mitigation should also be given towards surface water management through SUDs for example, to minimise impacts on the wider area. There are no significant impacts on the objective.
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	O There should be no significant effects on heritage assets in York. However, the designation of leisure in this location would not want to have an adverse impact on existing centres with leisure facilities impacting on cultural heritage. This would be dependent upon the type of leisure facility locating here. Currently, this has been assessed as having no significant effects.
15: Conserve or enhance York's natural and built landscape	O The impact of any development is dependent on the type of leisure facility installed. However, the effects of this are likely to be mitigated through design, particularly given the location adjacent to the existing designer outlet. This has been assessed as having no significant effects.
Key positives	<ul style="list-style-type: none"> • This is a brownfield site • The leisure development will be co-located at the designer outlet increasing the sites attractiveness and viability; • The site does not contain any nature conservation sites; • The site is within a low flood risk zone and not at immediate risk from flooding.
Key challenges	<ul style="list-style-type: none"> • The designation of this location as a leisure site should not have adverse impacts on existing leisure facilities and should be proven prior to its development; • Development may require the relocation of the park and ride; • Major Barriers to accessibility, particularly on foot or by cycling, are the ring-road and proximity to existing residential areas; • Would promote the use of the car and increase traffic flows; • Whilst this is not immediately adjacent to an AQMA, there is the potential for increased traffic through Fulford (area of AQ technical breach and forms part of AQMA). The impact of which would depend on nature of leisure development; • Any development or relocation of the park and ride should not impact on the adjacent community orchard;
Mitigation	<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 • Transport infrastructure needs to be provided commensurate to the scale of development and with consideration for the existing employment uses and new allocations to the north. • 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

	<p>potential impacts are identified;</p> <ul style="list-style-type: none"> The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management. There is the potential for these to be in-combination with the adjacent new greenfield development to maximise the scale of facilities..
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ST22: Germany Beck	
Site size	n/a
Location	Extension to main urban Area. Fulford Ward
Allocated for	Planning permission for 700 dwellings permitted. Ref: 01/01315/OUT and 12/01802/OUTM
General	This site has outline planning permission and is included under Policy H2.
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	<p>++</p> <p>This site is currently got planning permission for 700 dwellings. This is a significant development within the city that had the potential to provide a new mixed and sustainable community. In meeting this, it will important that the tenure split and housing mix and reflects need within the city to enable the creation of a balanced and mixed neighbourhood.</p> <p>Overall this is assessed as significantly positive for this objective over the long-term.</p>
2: Improve the health and well-being of York's population	<p>I/+</p> <p>This development will be required to include a significant element of openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the scale of the sites and the resultant population would require additional services and facilities to ensure local provision of healthcare at a minimum. This should encourage walking and cycling to the facilities rather than car use. The site is also surrounded by land retained in the greenbelt meaning that accessible countryside for recreation should also be maintained.</p> <p>The site may increase traffic along the A19 which has a designated AQMA. There is the potential for increased traffic through Fulford (an area of AQ technical breach and forms part of AQMA). The site is adjacent to existing residential areas. It is likely that there will be impacts on these neighbouring areas for the duration of the construction period from increased trips and noise connected with HGVs and construction vehicles for example. This is likely to be commensurate with the proximity/location of the development on site.</p>

	<p>The Air Quality study accompanying the current permission concludes that:</p> <ul style="list-style-type: none"> • Due to the size and number of properties proposed in each phase, earthworks and construction activities are classified as being high risk at the closest properties. However, the impacts will be temporary and if appropriate mitigation measures are adopted then the significance of these activities will be of slight adverse significance. An adverse local air quality impact due to construction vehicles and disruption to normal traffic flows was predicted to be negligible if mitigation measures are adopted. • When changes in NO₂ concentration were assessed in line with national guidance, worst case impacts were regarded as Slight Adverse, with the majority of receptors showing impacts of negligible significance with the development in place. <p>On balance, this has been assessed as likely to be positive but depend upon implementation.</p>
<p>3: Improve education, skills development and training for an effective workforce</p>	<p>?</p> <p>It is important that the anticipated requirement arising from this site for education is estimated in advance to allow sufficient services to be in place or incorporated onto the site. Access to existing facilities currently varies across the site. Currently the site has a primary school partly within 400m and a secondary school within 800m.</p> <p>The scale of the site may also allow for training opportunities during its construction depending on the requirements of the provision.</p> <p>On balance there is likely to be a positive impact on this objective, subject to capacity at the primary and secondary schools.</p>
<p>4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy</p>	<p>+</p> <p>Jobs would be generated through the construction of the site in the short to medium term. The development overall would significantly support the housing of workforce for other employment opportunities within the city helping to support the overall economy.</p> <p>The main employment opportunities would be available in the city centre and University. Connectivity to both of these destinations is good with a frequent bus route to the city centres along the A19 and walking/cycling proximity to the university.</p> <p>Overall the effects of this site are assessed as positive.</p>
<p>5: Help deliver equality and access to all</p>	<p>I/+</p> <p>The scale of the housing forecast would enable a contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution towards this objective and meeting identified housing need/demand.</p> <p>The scale of the development would need to ensure that local convenience provision was planned for. Currently, accessibility to</p>

	<p>facilities differs across the site with the western side (bordering the existing urban area) most likely to have access to a neighbourhood parade and/or convenience store within 800m. The scale of the site means it is likely to increase the need for facilities helping to ensure that existing local facilities remain viable.. However the scale of development may generate more required need and should this be identified and not delivered, it may put pressure on existing facilities.</p> <p>In order to secure equality of access, a significant investment in infrastructure would be required to enable connectivity with popular destinations. Currently there is good public transport provision with 8 uses per hour running along the A19 corridor, including a high frequency park and ride service. The development will also provide a route through the site and link with the wider network of pedestrian and cycle paths.</p> <p>Overall, this is assessed as positive but depending upon implementation of the overall development.</p>
6: Reduce the need to travel and deliver a sustainable integrated transport network	<p>-/+</p> <p>In order to secure equality of access through sustainable travel and avoiding the need to use a car, a significant investment in infrastructure would be required to enable connectivity with surrounding neighbourhoods, the city centre, employment and other popular destinations. Commuting from this location is inevitable given that there are no long-term plans for employment within this site. Currently there is good public transport provision with 8 uses per hour running along the A19 corridor, including a high frequency park and ride service.</p> <p>Given there is an urban extension, it would need strategic connections for all sustainable transport modes to integrate the site into the existing network to encourage sustainable travel. The current planning permission's Environment Impact Assessment (EIA) states that:</p> <ul style="list-style-type: none"> • there will be temporary disruption to the highway network during the construction phase but this will be short-term and not significant: • there will be increased traffic on local roads post development but should be no adverse impacts to the public transport system, footpaths or cycleways. A new bus service will be provided as part of the development from the outset and will create a through service to Heslington lane when the connections have been constructed, This should improve public transport accessibility on to the site. • Pedestrians and cyclist will also be catered for within and on the surrounding networks of footways, cycleways and highways to which the development will be linked. <p>Overall this is assessed as having both negative and positive effects.</p>
7: To minimise greenhouse	-/+

<p>gases that cause climate change and deliver a managed response to its effects</p>	<p>Emissions are likely to increase during the construction phase of the development due to trip generation to the sites, such as HGVs and construction vehicles. Post development there is also likely to be trips generated by the prospective residents due to the location of the site. The impact on greenhouse gas emissions may be partially offset through use of sustainable travel to and from the site and a successful linkage is made between the site and key destinations.</p> <p>The size of the site should enable a variety of climate change mitigation measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to make a positive contribution by minimising the impacts of the site. The current planning permission makes a commitment to developing in line with sustainability standards such as Code for Sustainable Homes, which is positive for this meeting this objective.</p> <p>On balance this is assessed as depending upon implementation with the potential to have a positive effect in the long-term.</p>
<p>8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment</p>	<p>I</p> <p>Currently the site intersects with local and regional level green infrastructure corridors. There is an opportunity for this site to interconnect with existing green infrastructure corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment although the details of this are currently uncertain. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site.</p> <p>The site does incorporate a SINC site. Since the original granting of the permission in 2001, the SINC has changed significantly due to a natural colonisation of invasive plant species. This has led to a decline in the overall number of species on the site but led to an increase in vegetation ground cover. Appropriate management is required to stem any further impacts to the SINC and as well as buffering from the development.</p> <p>Surveys carried out as part of the permission conclude that there is no evidence of nationally important fauna.</p> <p>The EIA for the current permission states that “mitigation measures are recommended to ensure appropriate habitat creation and management and to ensure that the design of the Nature Park realises in full its accepted wildlife potential by means of, habitat enhancement and long-term protection and management.”</p> <p>Overall, the effects on this site have been assessed as depending on implementation.</p>
<p>9: Use land resources efficiently and safeguard</p>	<p>--</p> <p>This site is greenfield and is currently within agricultural use. It is grade</p>

their quality	3 agricultural land indicating it is of high quality. This would be a significant loss of high grade agricultural soils within the inner road. This site would have a significant negative impact.
10: Improve water efficiency and quality	<p>I/-</p> <p>An increase in population will have an inevitable negative impact on water usage and consumption. The scale of the development should allow mitigation measures to be incorporated through design, layout and the incorporation of efficiency schemes such as rainwater harvesting to avoid negative impacts on this objective. This has been assessed as having a negative impact on this objective although this may be offset in the long-term through incorporating water efficiency.</p>
11: Reduce waste generation and increase level of reuse and recycling	<p>-/I</p> <p>An increase in population will have an inevitable impact on waste generation and use of materials. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill.</p> <p>Waste arising from the remediation and construction of the site should be processed according to the waste hierarchy as far as possible.</p> <p>Overall the impacts of this site are likely to be negative but there is an opportunity to offset part of this through the implementation of waste management and recycling schemes including the reuse of materials where applicable.</p>
12: Improve air quality	<p>-/I</p> <p>The site may increase traffic along the A19 which has a designated AQMA. There is the potential for increased traffic through Fulford (an area of AQ technical breach and forms part of AQMA). The site is adjacent to existing residential areas. It is likely that there will be impacts on these neighbouring areas for the duration of the construction period from increased trips and noise connected with HGVs and construction vehicles for example. This is likely to be commensurate with the proximity/location of the development on site.</p> <p>The Air Quality study accompanying the current permission concludes that:</p> <ul style="list-style-type: none"> • Due to the size and number of properties proposed in each phase, earthworks and construction activities are classified as being high risk at the closest properties. However, the impacts will be temporary and if appropriate mitigation measures are adopted then the significance of these activities will be of slight adverse significance. An adverse local air quality impact due to construction vehicles and disruption to normal traffic flows was predicted to be negligible if mitigation measures are adopted. • When changes in NO2 concentration were assessed in line with national guidance, worst case impacts were regarded as Slight Adverse, with the majority of receptors showing impacts of negligible significance with the development in place. <p>The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of</p>

	sustainable travel.
13: Minimise flood risk and reduce the impact of flooding to people and property in York	<p>I/-</p> <p>Whilst the site is not located within a high risk flood zone, it does border flood zone 3 (high flood risk) to the north and flood zone 2 to the south. Development would be required to mitigate any potential effects to ensure that flooding in this area is not exacerbated. Specific incorporation of mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs) should also be included. It is suggested that development is not placed near these locations to minimise the impacts on these area and so potentially an allowance for further flooding is made within green infrastructure.</p> <p>Currently the impact of this will depend upon the site layout and type of development however, therefore is a potential for this to be negative. Mitigation is required through the current planning application.</p>
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	<p>-</p> <p>There are no designated heritage assets within close proximity to the proposed site. However, the site is adjacent to Fulford conservation area. The EIA for the planning permission concludes that:</p> <ul style="list-style-type: none"> • The majority of the site remains outside of the conservation area and the development would not adversely affect the character and appearance of the conservation area; • Height restriction imposed on the original permission limit building heights where there may be sensitive historic receptors to development; • The location of a new road junction within the conversation area would have minor impacts; • The proposed development have the potential to cause damage to cultural assets through preliminary investigations and construction of the site without appropriate mitigation and exploration prior to development; • The Fulford landscape consists of multi-phased landscaping containing Neolithic through to modern features. • The archaeological evaluation has revealed that much evidence for previous occupations and utilisation has survived on the proposed site. • The construction and operational phases of development without appropriate mitigation would have a major effect on the overll historical integrity of the landscape. These are foreseen as construction of road, housing foundations and landscaping. • Construction with effects hydrology may also affect the archaeological deposits. <p>Should this permission lapse, consideration for the outcomes in the EIA will be necessary. In conjunction with this, the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character could be undertaken.</p> <p>Overall the effects are currently assessed as negative although the</p>

	severity of some of these impacts will be offset through mitigation.
15: Conserve or enhance York's natural and built landscape	<p>-</p> <p>This is a large greenfield site on the edge of the urban area. It will be a new part of the city and insert urban form in previously a natural landscape.</p> <p>The EIA for the planning permission concludes in respect to landscape that:</p> <ul style="list-style-type: none"> • The Fulford landscape consists of multi-phased landscaping containing Neolithic through to modern features. • The archaeological evaluation has revealed that much evidence for previous occupations and utilisation has survived on the proposed site. • The construction and operational phases of development without appropriate mitigation would have a major effect on the overall historical integrity of the landscape. These are foreseen as construction of road, housing foundations and landscaping. • Road infrastructure development would not have a detrimental effect on landscape character. <p>Should this permission lapse, further planning consents should refer to the EIA and should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside any further masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p>Overall, the impacts are assessed as negative although the EIA indicates that mitigation measures are likely to offset any major impacts.</p>
SUMMARY	
Key positives	<ul style="list-style-type: none"> • This development will provide a significant contribution towards housing provision, including affordable housing need; • Job opportunities would be created through the construction phase of the development and through provision of a local service centre; • Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; • The site does intersect with local and regional green corridors providing an opportunity for Green Infrastructure to improve biodiversity and connectivity to the wider natural environment;
Key challenges	<ul style="list-style-type: none"> • This is a greenfield site. • The site abuts food zone 3a and would need to mitigate any potential adverse impacts from development; • The site would mean a significant loss to high grade agricultural land; • Provision for primary and secondary education will need to be considered and allocated capacity; • The main employment opportunities will be in alternative locations such as the City Centre; • Ensuring transport network connectivity to promote alternative travel to the car given its suburban edge location is paramount to

	<p>ensure key destinations are accessible sustainably;</p> <ul style="list-style-type: none"> • Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; • A significant investment in infrastructure will be required; • Whilst this site is large enough to create a cohesive community, there is a challenge to integrate this into the existing residential locations; • Increase in population will increase water use and waste generation; • Potential harm to air quality could be generated as a result of increased traffic flows particularly in connection with the Fulford AQMA;.
Mitigation	<ul style="list-style-type: none"> • The masterplanning process should ensure that it considers principles within the Heritage Topic Paper, including the use of green infrastructure. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city. • Air quality and noise assessments will be required. Any adverse effects arising from these should be mitigated, potentially through appropriate buffering; • Transport issues need to be planned for to ensure that sustainable connections are available and attractive in preference to car based travel to encourage sustainable travel behaviour; • The site will need to incorporate measures to minimise impacts on the site's ecofootprint and climate change such as through the implementation of renewable energy technologies, energy efficiency measures, water efficiency measures, reuse of materials as far as possible and waste management; • Identified impacts on heritage assets and the landscape should be mitigated.; • 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.

ST23: Derwenthorpe	
Site size	n/a
Location	Extension to main urban Area. Osbaldwick Ward
Allocated for	Outline Planning permission for 540 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.
General	This site has outline planning permission and is included under Policy H2. Assessment has not been undertaken for this site due to the ongoing completion of the permission.

ST24: York College	
Site size	n/a
Location	Main urban Area. Dringhouses and Woodthorpe Ward
Allocated for	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
General	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.

Summary of Strategic Sites Appraisal

Figure 1: 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															
I					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	++	- +	I	+ -	++	+ - +	I	+ -	+	I -	I -	I -	+	0	+ I					
ST2: Former sports ground at Millfield lane	++	- +	+	+	+	+	+	I	+	0	I -	I -	I -	+	I +					
ST3: The Grainstores	+	- +	?	+	++	+ - +	I	+ I	+	I -	I -	I -	+	+	+					
ST4: Land adj Hull Road Grimston Bar	++	- +	+	+	++	+ - +	I	?	-	I -	I -	I -	+	I -	I -					
ST5: York Central	++	+ +	I +	++	++	+ - +	I	+	+	I -	I -	I -	I -	?	I -					
ST6: Land East of Grimston Bar	+	- +	I	+	+ -	+ - +	I	?	-	I -	I -	I -	+	-	-					
ST7: Land East of Metcalfe Lane	++	- +	?	+	I +	I - +	I	+	-	--	I -	I -	I -	?	?					
ST8: Land North of Monks Cross	++	- +	I +	++	++	+ - +	I	+	-	--	I -	I -	I -	++	?					
ST9: Land North of Haxby	++	- +	I +	+	I +	+ - +	-	+ I	--	I -	I -	I -	+	?	I -					
ST10: Land at Moor lane Woodthorpe	++	- +	I +	+	I +	+ - +	-	--	--	--	I -	+	-	?	I -					
ST11: Land at New Lane,	++	- +	?	+	+	+ -	I +	+ -	-	I -	I -	I -	+	I -	I -					

Appendix 9: Sites Considered in the Site Selection Process

This Appendix includes the following spreadsheets:

- 9a: Sites Not Taken Forward for Consideration (by Ward)
- 9b: Sites which fail Criteria 4 /not taken forward as an allocation (by Ward)
- 9c: Strategic Housing Sites and Allocations
- 9d: Strategic Housing Sites and Allocations by SA Scoring

9a: Sites Not Taken Forward for Consideration (by Ward)

Call for Sites Ref	SITE DETAILS						ENVIRONMENTAL									
	SITE NAME	Site Size	Category A submission	Site Location	Ward	Residential Properties Within 400m	Brownfield /Greenfield	Flood Risk 3b	Flood Zone 3a	Historic Character and Setting	Statutory Nature Conservation Sites	Regional Green Infrastructure	Ancient woodland	SINC site	Area of Local Nature Conservation Interest	
363	1 Wetherby Road	0.138	Yes	Suburban	Acomb	1171	GDN	no	n/a	no	no	no	no	no	no	
373	54 Wheatlands Grove	0.057	Yes	Suburban	Acomb	1213	GDN	no	n/a	no	no	no	no	no	no	
421	128 Carr Lane	0.037	Yes	Suburban	Acomb	1376	Brownfield	no	n/a	no	no	no	no	no	no	
428	Land to Rear 9 to 19 Shirley Avenue	0.144	Yes	Suburban	Acomb	1393	Brownfield	no	n/a	no	no	no	no	no	no	
436	145 Beckfield Lane	0.079	Yes	Suburban	Acomb	1158	Brownfield	no	n/a	no	no	no	no	no	no	
501	15 Sherwood Grove	0.029	Yes	Suburban	Acomb	623	GDN	no	n/a	no	no	no	no	no	no	
505	8 Almsford Road	0.043	Yes	Suburban	Acomb	1379	GDN	no	n/a	no	no	no	no	no	no	
526	126 Boroughbridge Road	0.046	Yes	Suburban	Acomb	1241	Brownfield	no	n/a	no	no	no	no	no	no	
84	Land at Knapton Lane, Knapton	0.708	Yes	Adjacent to Suburban Area	Acomb	755	Greenfield	no	n/a	no	no	no	no	No	intersects	
126	Manor School former site	3.599	Yes	Suburban	Acomb	818	Mixture	no	n/a	no	no	no	no	no	no	
196	British Sugar Site	37.698	Yes	Suburban	Acomb	1331	Previously developm	no	n/a	no	no	no	intersects	no	no	
358	The Hollies Mill Lane Acaster Malbis	0.140	Yes	Small Village	Bishophorpe	85	GDN	no	n/a	yes	no	no	no	no	no	
390	Land to R/O Ivy Dene Cottage 14 Main Street Bishophorpe	0.128	Yes	Village	Bishophorpe	898	GDN	no	n/a	no	no	no	no	no	no	
502	Greenfield 37 Sim Balk Lane	0.454	Yes	Rural	Bishophorpe	352	GDN	no	n/a	partly	no	no	no	no	no	
508	32A Copmanthorpe Lane Bishophorpe	0.075	Yes	Village	Bishophorpe	525	Brownfield	no	n/a	no	no	no	no	no	no	
509	4 Garbett Way Bishophorpe	0.114	Yes	Village	Bishophorpe	836	GDN	no	n/a	no	no	no	no	no	no	
545	Grannies Piece 27 Croft Court	0.040	Yes	Village	Bishophorpe	875	GDN	no	n/a	no	no	no	no	no	no	
291	Land west of Bishophorpe Road	5.296	Yes	Adjacent to Village	Bishophorpe	334	Greenfield	partly	Intersects zone 3a	partly	no	no	no	no	no	
224	Agricultural Land Church lane	5.380	Yes	Adjacent to Village	Bishophorpe	482	Greenfield	partly	Intersects zone 3a	partly	no	no	no	no	no	
78	Land at Moor Lane Nurseries and Builders Yard	1.488	Yes	Rural	Bishophorpe	15	Mixture	no	n/a	yes	no	no	no	no	no	
223	Agricultural Land Copmanthorpe Lane	2.143	Yes	Adjacent to Village	Bishophorpe	330	Greenfield	no	n/a	partly	no	no	no	no	no	
225	Agricultural Land Acaster Lane	3.699	Yes	Rural	Bishophorpe	751	Greenfield	partly	Intersects zone 3a	partly	no	partly	no	Adjacent	no	
294	Amalgomated Sites North of Bishophorpe	10.676	Yes	Adjacent to Village	Bishophorpe	505	Greenfield	Partly	Intersects zone 3a	partly	no	no	no	no	no	
173	Land at Bishophorpe	1.396	Yes	Adjacent to Village	Bishophorpe	427	Greenfield	partly	Intersects zone 3a	partly	no	partly	no	no	no	
262	Agricultural Land, Acaster Lane	0.283	Yes	Rural	Bishophorpe	519	Greenfield	partly	Adjacent	partly	no	partly	no	no	no	
611	Maple Avenue/Vernon Close, Bishophorpe	0.143	Yes	Village	Bishophorpe	931	Brownfield	no	n/a	no	no	no	no	no	no	
612	Maple Avenue/Beech Avenue, Bishophorpe	0.075	Yes	Village	Bishophorpe	938	Brownfield	no	n/a	no	no	no	no	no	no	
344	68 Fountayne Street	0.027	Yes	Urban	Clifton	1656	Brownfield	no	n/a	no	no	no	no	no	no	
350	Whitings Delecatessen 69 Bootham	0.026	Yes	Urban	Clifton	1168	Brownfield	no	n/a	no	no	no	no	no	no	
379	Land Adj to 51 Water Lane	0.053	Yes	Urban	Clifton	1485	GDN	no	Within zone 3a	no	no	no	no	no	no	
384	Bootham Park Hotel 9 Grosvenor Terrace	0.022	Yes	Urban	Clifton	1222	Brownfield	no	n/a	no	no	no	no	no	no	
449	Elliots Hotel 2 Sycamore Place	0.059	Yes	Urban	Clifton	684	Brownfield	no	Entirely within 3a	no	no	no	no	no	no	
452	Clifton Garage 82-84 Clifton	0.214	Yes	Urban	Clifton	1262	Brownfield	no	n/a	no	no	no	no	no	no	
453	Land Adj to 76 to 84 Lilbourne Drive	0.556	Yes	Urban	Clifton	1680	Greenfield/Brownfie	no	Intersects zone 3a	no	no	no	no	no	no	
454	Shipton Street School Shipton Street	0.429	Yes	Urban	Clifton	1991	Brownfield	no	n/a	no	no	no	no	no	no	
477	58 Evelyn Crescent	0.055	Yes	Urban	Clifton	1909	GDN	no	n/a	no	no	no	no	no	no	
486	Axcent Ltd 156b Haxby Road	0.273	Yes	Urban	Clifton	2025	Brownfield	no	n/a	no	no	no	no	no	no	
532	78 Westminster Road	0.028	Yes	Urban	Clifton	578	Brownfield	no	Intersects zone 3a	no	no	no	no	no	no	
543	Associated Insurance Services 208 Burton Stone Lane	0.013	Yes	Urban	Clifton	1818	Brownfield	no	n/a	no	no	no	no	no	no	
550	Boots 86 Clifton	0.019	Yes	Urban	Clifton	1173	Brownfield	no	n/a	no	no	no	no	no	no	
554	Minster View 2 Grosvenor Terrace	0.030	Yes	Urban	Clifton	1134	Brownfield	no	n/a	no	no	no	no	no	no	
559	YWCA, Water lane, Clifton	0.270	Yes	Urban	Clifton	1602	Mixed	no	Intersects zone 3a	no	no	no	no	no	no	
60	Land at Burton Green	0.391	Yes	Adjacent to Urban Area	Clifton	1281	Greenfield	no	Adjacent	Adjacent	no	no	no	no	no	
670	Carpark adj. Homestead Park (off Shipton Road)	0.227	Yes	Urban	Clifton	442	Mixed	no	n/a	no	no	no	no	no	no	
125	Morrell House EPH	0.232	Yes	Urban	Clifton	548	Previously developm	no	n/a	partly	no	no	no	no	no	
647	Land Ro Electricity Sub Station, Haxby Rd	1.061	Yes	Urban	Clifton	1380	Brownfield	Partly	Within zone 3a	no	no	partly	no	no	no	
619	Land at Church Balk/Eastfield Lane Dunnington	0.728	Yes	Rural	Derwent	542	Greenfield	no	n/a	no	no	no	no	no	no	
337	St Pauls Church Kexby	0.106	Yes	Rural	Derwent	37	Brownfield	no	n/a	no	no	no	no	no	no	
377	The Village Salon 1 York Street Dunnington	0.034	Yes	Village	Derwent	923	Brownfield	no	n/a	no	no	no	no	no	no	
464	Kendall House Derwent Lane Dunnington	0.141	Yes	Village	Derwent	404	GDN	no	n/a	no	no	no	no	no	no	
494	Holtby Piggeries	1.988	Yes	Rural	Derwent	56	Greenfield	no	n/a	no	no	no	no	no	no	
527	A Barker Butcher 16a York Street Dunnington	0.020	Yes	Village	Derwent	867	Brownfield	no	n/a	no	no	no	no	no	no	
535	Tyree 97 York Street Dunnington	0.437	Yes	Village	Derwent	300	Brownfield	no	n/a	no	no	no	no	no	no	
555	Fir Tree Farm Common Lane Dunnington	0.467	Yes	Rural	Derwent	49	Brownfield	no	n/a	no	no	no	no	no	no	
9	Land at corner of Common Road and Hassacarr Lane, Dunnington	5.473	Yes	Adjacent to Village	Derwent	604	Mixture	no	Within zone 3a	no	no	no	no	no	no	
20	Land off Common Road Dunnington	0.950	Yes	Rural	Derwent	157	Greenfield	no	n/a	no	no	no	no	Adjacent	no	
31	Land at Eastfield Lane Dunnington	1.285	Yes	Rural	Derwent	589	Greenfield	no	n/a	no	no	no	no	no	no	
116	The Market Garden Eastfield Lane Dunnington	1.227	Yes	Rural	Derwent	485	Mixture	no	n/a	no	no	no	no	no	no	
328	Amalgomated sites at Common Lane, Dunnington	6.468	Yes	Adjacent to Village	Derwent	639	Greenfield	no	Within zone 3a	no	no	no	no	Adjacent	no	
616	Conservation Area (alt land at changes 3)	1.722	Yes	Rural	Derwent	207	Unknown	no	Intersects zone 3a	no	no	no	no	Contains Entire	intersects	
231	Land to south west of Dunnington Playing Fields Association	2.417	No	Adjacent to Village	Derwent	604	Greenfield	no	Intersects zone 3a	no	no	no	no	no	no	
94	Derwent Estate	0.048	Yes	Adjacent to Village	Derwent	129	Previously developm	no	n/a	no	no	no	no	no	no	
617	Chessingham Park, Dunnington	0.109	Yes	Rural	Derwent	44	Brownfield	no	n/a	no	no	no	no	no	no	
365	19 West Thorpe	0.023	Yes	Suburban	Dringhouses & Woodthorpe	1285	Brownfield	no	n/a	no	no	no	no	no	no	
372	304 Thanet Road	0.017	Yes	Suburban	Dringhouses & Woodthorpe	1132	GDN	no	n/a	no	no	no	no	no	no	
375	14 Tadcaster Road	0.102	Yes	Urban	Dringhouses & Woodthorpe	508	Brownfield	no	n/a	no	no	no	no	no	no	
400	18 Chalfonts	0.018	Yes	Urban	Dringhouses & Woodthorpe	520	GDN	no	n/a	no	no	no	no	no	no	
403	Land Adjacent to 19 St Edwards Close	0.311	Yes	Urban	Dringhouses & Woodthorpe	369	Greenfield	no	n/a	no	no	no	no	no	no	
408	38 Leven Road	0.037	Yes	Suburban	Dringhouses & Woodthorpe	1152	Brownfield	no	n/a	no	no	no	no	no	no	
413	159 Tadcaster Road	0.168	Yes	Suburban	Dringhouses & Woodthorpe	542	Brownfield	no	n/a	no	no	no	no	no	no	
423	The Old Stables, 292 Tadcaster Road	0.107	Yes	Urban	Dringhouses & Woodthorpe	533	Brownfield	no	n/a	Adjacent	no	no	no	no	no	
451	Turf Tavern 277 Thanet Road	0.197	Yes	Urban	Dringhouses & Woodthorpe	1027	Brownfield	no	n/a	no	no	no	no	no	no	
544	18 The Horseshoe	0.217	Yes	Suburban	Dringhouses & Woodthorpe	839	Brownfield	no	Intersects zone 3a	no	no	no	no	no	no	
33	Racecourse stables off Tadcaster Road	3.723	Yes	Urban	Dringhouses & Woodthorpe	821	Mixture	no	n/a	no	no	no	no	intersects	Adjacent	
132	Land at Cherry Lane	0.902	Yes	Urban	Dringhouses & Woodthorpe	505	Greenfield	no	n/a	Adjacent	no	no	no	Adjacent	no	
149	The Moor Lane 'Zero Carbon' Partnership	28.188	Yes	Adjacent to Suburban Area	Dringhouses & Woodthorpe	1409	Mixture	no	n/a	partly	no	no	no	no	no	
162	Moor Lane	79.525	Yes	Rural	Dringhouses & Woodthorpe	1585	Greenfield	no	Intersects zone 3a	partly	partly	no	no	no	Adjacent	
235	Land to north and west of York College Sports pitches	6.780	Yes	Adjacent to Suburban Area	Dringhouses & Woodthorpe	512	Greenfield	no	n/a	partly	no	no	no	no	no	
247	Land at Wilberforce Home	2.064	Yes	Adjacent to Suburban Area	Dringhouses & Woodthorpe	467	Greenfield	no	n/a	partly	no	no	no	no	no	
248	Land at Wilberforce Home	6.780	Yes	Adjacent to Suburban Area	Dringhouses & Woodthorpe	512	Greenfield	no	n/a	partly	no	no	no	no	no	
299	Amalgomated sites by Racecourse, Tadcaster Road	4.626	Yes	Urban	Dringhouses & Woodthorpe	821	Greenfield	no	n/a	partly	no	no	no	Contains Entire	Adjacent	
625	Land at Cherry Lane	0.282	Yes	Urban	Dringhouses & Woodthorpe	539	Brownfield	no	n/a	no	no	no	no	Adjacent	no	
221	Agricultural Land Sim Balk lane	2.163	Yes	Rural	Dringhouses & Woodthorpe	18	Greenfield	no	n/a	yes	no	no	no	no	no	

9a: Sites Not Taken Forward for Consideration (by Ward)

Call for Sites Ref	SITE NAME	SOCIAL								ECONOMIC						SCORES					
		Doctors SCORE	Nurserys SCORE	Primary School SCORE	Secondary School SCORE	Higher Education Establishments SCORE	Neighbourhood Parade SCORE	Supermarket SCORE	Access to Openspace SCORE	Non-Frequent Bus routes SCORE	Frequent Bus routes SCORE	Park & Ride stops SCORE	Railway Station Walk SCORE	Railway Station Cycle SCORE	Adopted Highways SCORE	Cycle Routes SCORE	Residential Overall Score	Residential Service Score	Residential Transport Score	Employment Overall Score	Employment Transport Score
363	1 Wetherby Road	5	2	3	0	0	5	5	5	3	5	0	0	1	5	3	42	25	17	19	19
373	54 Wheatlands Grove	0	1	5	0	0	5	4	4	3	3	0	0	3	0	1	29	19	10	11	10
421	128 Carr Lane	3	0	5	0	0	5	5	4	3	5	0	0	3	5	3	41	22	19	19	19
428	Land to Rear 9 to 19 Shirley Avenue	0	1	5	0	0	5	5	4	3	3	0	0	3	5	1	35	20	15	16	15
436	145 Beckfield Lane	0	1	5	0	0	5	5	5	3	3	0	0	3	0	3	33	21	12	13	12
501	15 Sherwood Grove	0	1	3	0	0	5	4	4	3	0	0	0	3	5	1	29	17	12	13	12
505	8 Almsford Road	3	0	5	0	0	5	5	4	3	5	0	0	3	5	3	41	22	19	19	19
526	126 Boroughbridge Road	3	4	1	0	0	5	5	5	3	3	0	0	3	5	3	40	23	17	21	17
84	Land at Knapton Lane, Knapton	2	0	3	0	0	5	5	4	3	0	0	0	1	5	1	32	19	13	13	13
126	Manor School former site	0	4	0	4	0	4	4	4	3	0	0	0	3	5	3	34	20	14	18	14
196	British Sugar Site	2	4	1	0	0	2	2	5	3	0	0	0	3	5	3	30	16	14	18	14
358	The Hollies Mill Lane Acaster Malbis	0	0	0	0	0	0	0	0	3	0	0	0	0	5	0	8	0	8	8	8
390	Land to R/O Ivy Dene Cottage 14 Main Street Bishopthorpe	5	0	5	0	0	5	5	4	3	0	0	0	0	5	1	33	24	9	9	9
502	Greenfield 37 Sim Balk Lane	4	0	5	0	3	5	4	4	3	0	0	0	0	5	1	34	25	9	9	9
508	32A Copmanthorpe Lane Bishopthorpe	3	0	5	0	3	5	4	4	3	0	0	0	0	5	1	33	24	9	9	9
509	4 Garbett Way Bishopthorpe	3	0	3	0	0	5	4	4	3	0	0	0	0	5	1	28	19	9	9	9
545	Grannies Piece 27 Croft Court	5	0	5	0	0	5	5	4	3	0	0	0	0	5	1	33	24	9	9	9
291	Land west of Bishopthorpe Road	4	0	4	0	3	4	4	2	3	0	0	0	0	5	1	30	21	9	9	9
224	Agricultural Land Church lane	5	0	4	0	3	4	4	2	3	0	0	0	0	5	1	31	22	9	9	9
78	Land at Moor Lane Nurseries and Builders Yard	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	5	5	5
223	Agricultural Land Copmanthorpe Lane	2	0	4	0	3	4	2	4	2	0	0	0	0	5	3	29	19	10	10	10
225	Agricultural Land Acaster Lane	2	0	1	0	0	4	2	4	3	0	0	0	0	5	1	22	13	9	9	9
294	Amalgomated Sites North of Bishopthorpe	4	0	4	0	3	4	4	2	3	0	0	0	0	5	1	30	21	9	9	9
173	Land at Bishopthorpe	4	0	3	0	0	5	4	4	3	3	0	0	0	5	1	32	20	12	12	12
262	Agricultural Land, Acaster Lane	3	0	3	0	0	5	4	4	3	0	0	0	0	0	1	23	19	4	4	4
611	Maple Avenue/Vernon Close, Bishopthorpe	3	0	5	0	0	5	5	4	3	0	0	0	0	5	1	31	22	9	9	9
612	Maple Avenue/Beech Avenue, Bishopthorpe	3	0	5	0	0	5	4	4	3	0	0	0	0	5	1	30	21	9	9	9
344	68 Fountayne Street	4	4	5	0	3	5	5	5	3	5	0	0	3	5	1	47	30	17	21	17
350	Whitings Delecatessen 69 Bootham	5	4	3	0	5	5	5	4	3	5	5	1	5	5	3	58	31	27	31	27
379	Land Adj to 51 Water Lane	5	4	5	4	0	5	5	5	3	5	5	0	3	0	3	52	33	19	23	19
384	Bootham Park Hotel 9 Grosvenor Terrace	5	4	3	0	3	5	5	4	3	5	5	0	3	5	1	51	29	22	26	22
449	Elliot's Hotel 2 Sycamore Place	0	4	0	0	5	5	5	4	3	5	5	3	5	5	3	52	23	29	33	29
452	Clifton Garage 82-84 Clifton	5	4	5	0	0	5	5	4	3	5	5	0	3	5	3	52	28	24	28	24
453	Land Adj to 76 to 84 Libourne Drive	3	4	3	4	0	5	5	3	2	5	0	0	1	5	5	47	29	18	22	18
454	Shipton Street School Shipton Street	3	4	5	0	3	5	5	5	3	5	3	0	3	5	1	50	30	20	24	20
477	58 Evelyn Crescent	3	4	3	4	0	5	5	5	2	5	2	0	3	5	3	49	29	20	24	20
486	Axcent Ltd 156b Haxby Road	2	4	5	0	3	5	5	5	3	5	0	0	3	0	5	45	29	16	20	16
532	78 Westminster Road	0	4	0	0	3	5	4	4	3	5	5	0	5	5	1	44	20	24	28	24
543	Associated Insurance Services 208 Burton Stone Lane	3	4	5	0	3	5	5	5	3	5	3	0	3	5	3	52	30	22	26	22
550	Boots 86 Clifton	5	4	5	0	0	5	5	4	3	5	5	0	3	5	3	52	28	24	28	24
554	Minster View 2 Grosvenor Terrace	5	4	3	0	3	5	5	4	3	5	5	1	5	5	1	54	29	25	29	25
559	YWCA, Water lane, Clifton	5	4	5	4	0	5	5	5	3	5	5	0	3	0	3	52	33	19	23	19
60	Land at Burton Green	2	4	5	0	0	5	5	5	2	5	0	0	1	0	1	35	26	9	13	9
670	Carpark adj. Homestead Park (off Shipton Road)	0	2	0	2	0	4	4	4	3	5	5	0	3	0	1	33	16	17	19	17
125	Morrell House EPH	0	4	5	0	0	4	4	5	3	5	0	0	1	5	1	37	22	15	19	15
647	Land Ro Electricity Sub Station, Haxby Rd	0	0	4	0	0	4	4	5	3	5	0	0	3	5	1	34	17	17	17	17
619	Land at Church Balk/Eastfield Lane Dunnington	4	4	4	0	0	4	4	4	3	0	0	0	0	5	1	33	24	9	13	9
337	St Pauls Church Kexby	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	3	0	3	3	3
377	The Village Salon 1 York Street Dunnington	5	4	3	0	0	5	5	5	3	0	0	0	0	5	3	38	27	11	15	11
464	Kendall House Derwent Lane Dunnington	3	4	5	0	0	5	5	5	3	0	0	0	0	5	3	38	27	11	15	11
494	Holtby Piggeries	0	0	0	0	0	0	0	0	2	0	0	0	0	5	0	7	0	7	7	7
527	A Barker Butcher 16a York Street Dunnington	5	4	5	0	0	5	5	5	3	0	0	0	0	0	3	35	29	6	10	6
535	Tyree 97 York Street Dunnington	3	4	5	0	0	4	4	5	3	0	0	0	0	5	3	36	25	11	15	11
555	Fir Tree Farm Common Lane Dunnington	0	2	0	0	0	0	0	2	3	0	0	0	0	0	0	7	4	3	5	3
9	Land at corner of Common Road and Hassacarr Lane, Dunnington	4	2	1	0	0	4	4	5	3	0	0	0	0	5	1	29	20	9	11	9
20	Land off Common Road Dunnington	4	4	0	0	0	4	4	5	3	0	0	0	0	0	1	25	21	4	8	4
31	Land at Eastfield Lane Dunnington	4	2	1	0	0	4	4	4	3	0	0	0	0	5	1	28	19	9	11	9
116	The Market Garden Eastfield Lane Dunnington	3	0	0	0	0	4	4	4	3	0	0	0	0	5	1	24	15	9	9	9
328	Amalgomated sites at Common Lane, Dunnington	4	2	1	0	0	4	4	5	3	0	0	0	0	5	1	29	20	9	11	9
616	Conservation Area (alt land at changes 3)	4	4	1	0	0	4	4	5	3	0	0	0	0	0	1	26	22	4	8	4
231	Land to south west of Dunnington Playing Fields Association	5	2	1	0	0	4	4	5	3	0	0	0	0	5	1	0	0	0	0	0
94	Derwent Estate	3	4	5	0	0	4	4	4	3	0	0	0	0	5	3	35	24	11	15	11
617	Chessingham Park, Dunnington	3	4	0	0	0	2	0	4	3	0	0	0	0	0	0	16	13	3	7	3
365	19 West Thorpe	3	1	3	0	0	5	5	4	2	5	0	0	1	5	1	35	21	14	15	14
372	304 Thanet Road	2	4	4	0	0	5	5	4	2	5	0	0	1	0	1	33	24	9	13	9
375	14 Tadcaster Road	0	4	5	0	0	5	5	4	3	5	0	0	3	5	3	42	23	19	23	19
400	18 Chalfonts	0	4	3	0	0	5	4	5	3	5	0	0	3	5	1	38	21	17	21	17
403	Land Adjacent to 19 St Edwards Close	0	2	0	0	0	5	5	4	3	5	0	0	3	5	1	33	16	17	19	17
408	38 Leven Road	5	1	3	0	0	5	5	4	3	5	0	0	1	0	1	33	23	10	11	10
413	159 Tadcaster Road	0	2	0	0	3	4	5	4	3	5	5	0	1	5	3	40	18	22	24	22
423	The Old Stables, 292 Tadcaster Road	0	4	3	0	0	5	4	5	3	5	0	0	3	0	1	33	21	12	16	12
451	Turf Tavern 277 Thanet Road	2	4	4	0	0	5	5	4	2	5	0	0	1	5	1	38	24	14	18	14
544	18 The Horseshoe	0	4	4	0	3	5	4	4	3	5	3	0	1	5	1	42	24	18	22	18
33	Racecourse stables off Tadcaster Road	0	1	0	0	0	5	4	4	3	5	2	0	3	5	3	35	14	21	22	21
132	Land at Cherry Lane	0	1	0	0	0	5	5	4	3	5	0	0	3	5	3	34	15	19	20	19
149	The Moor Lane 'Zero Carbon' Partnership	0	0	1	0	0	4	4	4	3	3	0	0	0	5	3	27	13	14	14	14
162	Moor Lane	4	0	4	0	0	2	0	4	3	0	0	0	0	5	3	27	16	11	11	11
235	Land to north and west of York College Sports pitches	0	1	0	0	5	4	4	4	3	3	4	0	1	0	5	0	0	0	0	0
247	Land at Wilberforce Home	0	1	0	0	0	5	4	5	4	5	5	0	1	5	3	41	19	22	23	22
248	Land at Wilberforce Home	0	1	0	0	5	4	4	4	3	3	4	0	1	0	5	34	18	16	17	16
299	Amalgomated sites by Racecourse, Tadcaster Road	0																			

9a: Sites Not Taken Forward for Consideration (by Ward)

Call for Sites Ref	SITE NAME	SITE DETAILS				ENVIRONMENTAL CONSIDERATIONS						
		Listed Buildings	Within Conservation Area	ConservationAreaName	Adjacent Conservation Area	Schedules Ancient Monuments	Areas of Archaeological Importance	Central Historic Core Conservation Area Zone	AQMA	Flood Zone 2	District GI Corridor	LocalGI Corridor
363	1 Wetherby Road	Within 250	n/a	n/a	within 50m	n/a	Within 50m	n/a	n/a	n/a	n/a	Entirely within corridor
373	54 Wheatlands Grove	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
421	128 Carr Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor
428	Land to Rear 9 to 19 Shirley Avenue	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
436	145 Beckfield Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
501	15 Sherwood Grove	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
505	8 Almsford Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
526	126 Boroughbridge Road	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
84	Land at Knapton Lane, Knapton	n/a	n/a	n/a	n/a	n/a	Within 500m	n/a	n/a	n/a	n/a	Entirely within corridor
126	Manor School former site	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
196	British Sugar Site	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
358	The Hollies Mill Lane Acaster Malbis	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely Within Zone 2
390	Land to R/O Ivy Dene Cottage 14 Main Street Bishopthorpe	Within 250	partly	Bishopthorpe	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	Entirely Within Zone 2
502	Greenfield 37 Sim Balk Lane	Within 50m	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2
508	32A Copmanthorpe Lane Bishopthorpe	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	Entirely Within Zone 2
509	4 Garbett Way Bishopthorpe	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	Entirely Within Zone 2
545	Grannies Piece 27 Croft Court	Within 250	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	Entirely Within Zone 2
291	Land west of Bishopthorpe Road	Within 50m	Yes	Bishopthorpe	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2
224	Agricultural Land Church lane	Within 50m	Yes	Bishopthorpe	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2
78	Land at Moor Lane Nurseries and Builders Yard	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2
223	Agricultural Land Copmanthorpe Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely Within Zone 2
225	Agricultural Land Acaster Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2
294	Amalgomated Sites North of Bishopthorpe	Within 50m	Yes	Bishopthorpe	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2
173	Land at Bishopthorpe	Within 250	partly	Bishopthorpe	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2
262	Agricultural Land, Acaster Lane	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2
611	Maple Avenue/Vernon Close, Bishopthorpe	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	Entirely Within Zone 2
612	Maple Avenue/Beech Avenue, Bishopthorpe	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	Entirely Within Zone 2
344	68 Fountayne Street	n/a	n/a	n/a	n/a	n/a	Within 250m	n/a	n/a	Within 250	n/a	n/a
350	Whitings Delecatessen 69 Bootham	Intersects 50m	Yes	Central Historic Core	within 50m	n/a	Entirely within AAI	Bootham	Within 50m	n/a	n/a	n/a
379	Land Adj to 51 Water Lane	Within 250	n/a	n/a	within 250m	n/a	Within 250m	n/a	Within 50m	Intersects Within Zone 2	n/a	Entirely within corridor
384	Bootham Park Hotel 9 Grosvenor Terrace	Intersects 50m	Yes	Central Historic Core	within 50m	n/a	Within 250m	Bootham	Within 250	n/a	n/a	n/a
449	Elliots Hotel 2 Sycamore Place	Within 50m	partly	Clifton	within 50m	Within 250m	Entirely within AAI	n/a	Within 250	Entirely Within Zone 2	n/a	n/a
452	Clifton Garage 82-84 Clifton	Within 250	partly	Clifton	within 50m	n/a	Intersects AAI	n/a	Within 50m	Intersects Within Zone 2	n/a	n/a
453	Land Adj to 76 to 84 Libourne Drive	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
454	Shipton Street School Shipton Street	Intersects 50m	n/a	n/a	within 250m	n/a	Within 500m	n/a	Within 500	n/a	n/a	n/a
477	58 Evelyn Crescent	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
486	Axcent Ltd 156b Haxby Road	Within 50m	n/a	n/a	within 250m	n/a	Within 250m	n/a	Within 250	n/a	n/a	n/a
532	78 Westminster Road	Within 250	n/a	n/a	within 50m	n/a	Intersects AAI	n/a	Within 500	Intersects Within Zone 2	n/a	n/a
543	Associated Insurance Services 208 Burton Stone Lane	Within 250	n/a	n/a	n/a	n/a	Within 500m	n/a	Within 500	n/a	n/a	n/a
550	Boots 86 Clifton	Within 250	Yes	Clifton	within 50m	n/a	Intersects AAI	n/a	Within 50m	Intersects Within Zone 2	n/a	n/a
554	Minster View 2 Grosvenor Terrace	Within 50m	partly	Central Historic Core	within 50m	n/a	Within 50m	Bootham	Within 250	n/a	n/a	n/a
559	YWCA, Water lane, Clifton	Within 50m	partly	Clifton	within 50m	n/a	Within 50m	n/a	Intersects 50m	Intersects Within Zone 2	n/a	Entirely within corridor
60	Land at Burton Green	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
670	Carpark adj. Homestead Park (off Shipton Road)	Within 250	partly	Clifton	within 50m	n/a	Within 250m	n/a	Within 250	n/a	n/a	n/a
125	Morrell House EPH	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
647	Land Ro Electricity Sub Station, Haxby Rd	Within 50m	partly	Nestle Rowntree	within 50m	n/a	Within 500m	n/a	n/a	Intersects Within Zone 2	n/a	n/a
619	Land at Church Balk/Eastfield Lane Dunnington	Within 250	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
337	St Pauls Church Kexby	Intersects 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
377	The Village Salon 1 York Street Dunnington	Within 50m	Yes	Dunnington Conservation Area	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
464	Kendall House Derwent Lane Dunnington	Within 250	partly	Dunnington Conservation Area	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
494	Holtby Piggeries	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
527	A Barker Butcher 16a York Street Dunnington	Within 50m	Yes	Dunnington Conservation Area	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
535	Tyree 97 York Street Dunnington	n/a	partly	Dunnington Conservation Area	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
555	Fir Tree Farm Common Lane Dunnington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor
9	Land at corner of Common Road and Hassacarr Lane, Dunnington	n/a	partly	Dunnington Conservation Area	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
20	Land off Common Road Dunnington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
31	Land at Eastfield Lane Dunnington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
116	The Market Garden Eastfield Lane Dunnington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
328	Amalgomated sites at Common Lane, Dunnington	n/a	partly	Dunnington Conservation Area	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
616	Conservation Area (alt land at changes 3)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
231	Land to south west of Dunnington Playing Fields Association	n/a	partly	Dunnington Conservation Area	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
94	Derwent Estate	n/a	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
617	Chessingham Park, Dunnington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
365	19 West Thorpe	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor
372	304 Thanet Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
375	14 Tadcaster Road	Within 50m	partly	Tadcaster Road	within 50m	n/a	Within 50m	n/a	n/a	n/a	n/a	n/a
400	18 Chalfonts	Within 250	partly	Tadcaster Road	within 50m	n/a	Within 500m	n/a	n/a	n/a	n/a	n/a
403	Land Adjacent to 19 St Edwards Close	Within 250	n/a	n/a	within 50m	n/a	Within 50m	n/a	n/a	n/a	n/a	n/a
408	38 Leven Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor
413	159 Tadcaster Road	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
423	The Old Stables, 292 Tadcaster Road	Within 250	Yes	Tadcaster Road	within 50m	n/a	Within 500m	n/a	n/a	n/a	n/a	n/a
451	Turf Tavern 277 Thanet Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor
544	18 The Horseshoe	n/a	n/a	n/a	within 250m	n/a	Within 500m	n/a	n/a	Intersects Within Zone 2	n/a	n/a
33	Racecourse stables off Tadcaster Road	Intersects 50m	partly	Tadcaster Road	within 50m	n/a	Intersects AAI	n/a	n/a	n/a	n/a	Intersects Corridor
132	Land at Cherry Lane	Within 250	n/a	n/a	within 50m	n/a	Intersects AAI	n/a	n/a	n/a	n/a	Intersects Corridor
149	The Moor Lane 'Zero Carbon' Partnership	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
162	Moor Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor
235	Land to north and west of York College Sports pitches	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
247	Land at Wilberforce Home	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
248	Land at Wilberforce Home	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
299	Amalgomated sites by Racecourse, Tadcaster Road	Intersects 50m	partly	Tadcaster Road	within 50m	n/a	Intersects AAI	n/a	n/a	n/a	n/a	Intersects Corridor
625	Land at Cherry Lane	Within 250	partly	Tadcaster Road	within 50m	n/a	Intersects AAI	n/a	n/a	n/a	n/a	Intersects Corridor
221	Agricultural Land Sim Balk lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a

9a: Sites Not Taken Forward for Consideration (by Ward)

Call for Sites Ref	SITE DETAILS					REASON TAKEN FORWARD					
	SITE NAME	Agricultural land Classification	Tree Protection Orders	PROW onsite	PROW within 400m	Developable Area Remaining	Analysed for Residential potential	Analysed for Employment potential	Reason not taken forward	Allocated	Local Plan Ref
363	1 Wetherby Road	Other	No	No	Yes	0.138	No	No	Already Committed Residential	No	N/A
373	54 Wheatlands Grove	Other	No	No	No	0.057	No	No	Already Committed Residential	No	N/A
421	128 Carr Lane	Other	No	No	No	0.037	No	No	Already Committed Residential	No	N/A
428	Land to Rear 9 to 19 Shirley Avenue	Other	No	No	No	0.144	No	No	Already Committed Residential	No	N/A
436	145 Beckfield Lane	Other	No	No	Yes	0.079	No	No	Already Committed Residential	No	N/A
501	15 Sherwood Grove	Other	No	No	No	0.029	No	No	Already Committed Residential	No	N/A
505	8 Almsford Road	Other	No	No	No	0.043	No	No	Already Committed Residential	No	N/A
526	126 Boroughbridge Road	Other	No	No	No	0.046	No	No	Already Committed Residential	No	N/A
84	Land at Knapton Lane, Knapton	Other	Yes	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
126	Manor School former site	Other	Yes	No	No	1.074	No	No	Considered as part of another site	No	N/A
196	British Sugar Site	Other	No	No	No	34.577	No	No	Considered as part of another site	No	N/A
358	The Hollies Mill Lane Acaster Malbis	GRADE 2	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
390	Land to R/O Ivy Dene Cottage 14 Main Street Bishopthorpe	GRADE 3	No	No	Yes	0.128	No	No	Already Committed Residential	No	N/A
502	Greenfield 37 Sim Balk Lane	GRADE 2	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
508	32A Copmanthorpe Lane Bishopthorpe	GRADE 3	No	No	Yes	0.075	No	No	Already Committed Residential	No	N/A
509	4 Garbett Way Bishopthorpe	GRADE 2	No	No	Yes but under investigation	0.114	No	No	Already Committed Residential	No	N/A
545	Grannies Piece 27 Croft Court	GRADE 3	No	No	Yes	0.040	No	No	Already Committed Residential	No	N/A
291	Land west of Bishopthorpe Road	GRADE 2	No	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
224	Agricultural Land Church lane	GRADE 2	No	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
78	Land at Moor Lane Nurseries and Builders Yard	GRADE 2	No	No	No	0.000	No	No	Failed Criteria 1	No	N/A
223	Agricultural Land Copmanthorpe Lane	GRADE 2	Yes	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
225	Agricultural Land Acaster Lane	GRADE 2	No	No	Yes but under investigation	0.000	No	No	Failed Criteria 1	No	N/A
294	Amalgomated Sites North of Bishopthorpe	GRADE 2	No	No	Yes but under investigation	0.000	No	No	Failed Criteria 1	No	N/A
173	Land at Bishopthorpe	GRADE 3	No	No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
262	Agricultural Land, Acaster Lane	GRADE 3	No	No	Yes but under investigation	0.000	No	No	Failed Criteria 2	No	N/A
611	Maple Avenue/Vernon Close, Bishopthorpe	GRADE 3	No	No	Yes	0.143	No	No	Under Threshold	No	N/A
612	Maple Avenue/Beech Avenue, Bishopthorpe	GRADE 2	No	No	Yes	0.075	No	No	Under Threshold	No	N/A
344	68 Fountayne Street	Other	No	No	Yes but under investigation	0.027	No	No	Already Committed Residential	No	N/A
350	Whitings Delecatessen 69 Bootham	Other	No	No	Yes but under investigation	0.026	No	No	Already Committed Residential	No	N/A
379	Land Adj to 51 Water Lane	Other	No	No	Yes but under investigation	0.021	No	No	Already Committed Residential	No	N/A
384	Bootham Park Hotel 9 Grosvenor Terrace	Other	No	No	Yes but under investigation	0.022	No	No	Already Committed Residential	No	N/A
449	Elliot's Hotel 2 Sycamore Place	Other	No	No	Yes but under investigation	0.059	No	No	Already Committed Residential	No	N/A
452	Clifton Garage 82-84 Clifton	Other	No	No	Yes but under investigation	0.214	No	No	Already Committed Residential	No	N/A
453	Land Adj to 76 to 84 Lilbourne Drive	Other	No	No	Yes but under investigation	0.556	No	No	Already Committed Residential	No	N/A
454	Shipton Street School Shipton Street	Other	No	No	Yes but under investigation	0.429	No	No	Already Committed Residential	No	N/A
477	58 Evelyn Crescent	Other	No	No	Yes but under investigation	0.055	No	No	Already Committed Residential	No	N/A
486	Axcent Ltd 156b Haxby Road	Other	No	Yes but under Investigation	Yes but under investigation	0.273	No	No	Already Committed Residential	No	N/A
532	78 Westminster Road	Other	No	No	Yes but under investigation	0.028	No	No	Already Committed Residential	No	N/A
543	Associated Insurance Services 208 Burton Stone Lane	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
550	Boots 86 Clifton	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
554	Minster View 2 Grosvenor Terrace	Other	No	No	Yes but under investigation	0.030	No	No	Already Committed Residential	No	N/A
559	YWCA, Water lane, Clifton	Other	No	No	Yes but under investigation	0.270	No	No	Already Committed Residential	No	N/A
60	Land at Burton Green	Other	No	No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
670	Carpark adj. Homestead Park (off Shipton Road)	Other	No	No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
125	Morrell House EPH	Other	No	No	Yes	0.142	No	No	Under Threshold	No	N/A
647	Land Ro Electricity Sub Station, Haxby Rd	Other	Yes	No	Yes	0.100	No	No	Under Threshold	No	N/A
619	Land at Church Balk/Eastfield Lane Dunnington	GRADE 2	No	No	Yes	0.728	No	No	Already Committed Other	No	N/A
337	St Pauls Church Kexby	GRADE 3	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
377	The Village Salon 1 York Street Dunnington	GRADE 2	No	No	Yes	0.034	No	No	Already Committed Residential	No	N/A
464	Kendall House Derwent Lane Dunnington	GRADE 2	No	No	Yes	0.141	No	No	Already Committed Residential	No	N/A
494	Holtby Piggeries	GRADE 3	No	No	Yes	1.988	No	No	Already Committed Residential	No	N/A
527	A Barker Butcher 16a York Street Dunnington	GRADE 2	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
535	Tyree 97 York Street Dunnington	GRADE 2	No	No	Yes	0.437	No	No	Already Committed Residential	No	N/A
555	Fir Tree Farm Common Lane Dunnington	GRADE 3	No	No	No	0.467	No	No	Already Committed Residential	No	N/A
9	Land at corner of Common Road and Hassacarr Lane, Dunnington	GRADE 2	Yes	No	Yes	1.267	No	No	Considered as part of another site	No	N/A
20	Land off Common Road Dunnington	GRADE 3	No	No	Yes	0.939	No	No	Considered as part of another site	No	N/A
31	Land at Eastfield Lane Dunnington	GRADE 2	No	No	Yes	1.285	No	No	Considered as part of another site	No	N/A
116	The Market Garden Eastfield Lane Dunnington	GRADE 2	No	No	Yes	1.227	No	No	Considered as part of another site	No	N/A
328	Amalgomated sites at Common Lane, Dunnington	GRADE 2	Yes	Yes	Yes	2.251	No	No	Considered as part of another site	No	N/A
616	Conservation Area (alt land at changes 3)	GRADE 2	No	Yes	Yes	0.272	No	No	Considered as part of another site	No	N/A
231	Land to south west of Dunnington Playing Fields Association	GRADE 2	No	No	Yes	0.963	No	No	Not Submitted for Development	No	N/A
94	Derwent Estate	GRADE 2	No	No	Yes	0.048	No	No	Under Threshold	No	N/A
617	Chessingham Park, Dunnington	GRADE 3	No	Yes	Yes	0.109	No	No	Under Threshold	No	N/A
365	19 West Thorpe	Other	No	No	Yes	0.023	No	No	Already Committed Residential	No	N/A
372	304 Thanet Road	Other	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
375	14 Tadcaster Road	Other	No	No	Yes but under investigation	0.102	No	No	Already Committed Residential	No	N/A
400	18 Chalfonts	Other	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
403	Land Adjacent to 19 St Edwards Close	Other	No	No	Yes	0.311	No	No	Already Committed Residential	No	N/A
408	38 Leven Road	Other	No	No	No	0.037	No	No	Already Committed Residential	No	N/A
413	159 Tadcaster Road	Other	No	No	Yes but under investigation	0.168	No	No	Already Committed Residential	No	N/A
423	The Old Stables, 292 Tadcaster Road	Other	Yes	No	Yes	0.107	No	No	Already Committed Residential	No	N/A
451	Turf Tavern 277 Thanet Road	Other	No	No	Yes	0.197	No	No	Already Committed Residential	No	N/A
544	18 The Horseshoe	Other	No	No	Yes but under investigation	0.217	No	No	Already Committed Residential	No	N/A
33	Racecourse stables off Tadcaster Road	Other	No	No	Yes	2.441	No	No	Considered as part of another site	No	N/A
132	Land at Cherry Lane	Other	No	No	Yes	0.161	No	No	Considered as part of another site	No	N/A
149	The Moor Lane 'Zero Carbon' Partnership	Other	No	Yes but under Investigation	Yes	0.000	No	No	Considered as part of another site	No	N/A
162	Moor Lane	Other	No	Yes	Yes	17.020	No	No	Considered as part of another site	No	N/A
235	Land to north and west of York College Sports pitches	Other	Yes	No	Yes but under investigation	0.000	No	No	Considered as part of another site	No	N/A
247	Land at Wilberforce Home	Other	Yes	No	Yes but under investigation	2.038	No	No	Considered as part of another site	No	N/A
248	Land at Wilberforce Home	Other	Yes	No	Yes but under investigation	0.000	No	No	Considered as part of another site	No	N/A
299	Amalgomated sites by Racecourse, Tadcaster Road	Other	No	No	Yes	2.603	No	No	Considered as part of another site	No	N/A
625	Land at Cherry Lane	Other	Yes	No	Yes	0.281	No	No	Considered as part of another site	No	N/A
221	Agricultural Land Sim Balk lane	Grade 1	No	No	Yes but under investigation	0.000	No	No	Failed Criteria 1	No	N/A

Call for Sites Ref	SITE DETAILS						ENVIRONMENTAL									
	SITE NAME	Site Size	Category A submission	Site Location	Ward	Residential Properties Within 400m	Brownfield /Greenfield	Flood Risk 3b	Flood Zone 3a	Historic Character and Setting	Statutory Nature Conservation Sites	Regional Green Infrastructure Corridor	Ancient woodland	SINC site	Area of Local Nature Conservation Interest	
222	Agricultural Land Sim Balk lane	7.218	Yes	Rural	Dringhouses & Woodthorpe	50	Greenfield	no	n/a	partly	no	no	no	no	no	
590	Land at end of Osprey Close,	1.060	Yes	Suburban	Dringhouses & Woodthorpe	1833	Greenfield	no	n/a	no	no	no	no	no	no	
592	Acomb Wood drive, adj. to Acomb Shops and wood	0.789	Yes	Suburban	Dringhouses & Woodthorpe	1570	Greenfield	no	n/a	no	no	no	no	Contains Entire	Adjacent	
593	Acomb wood drive, opp.Quaker Wood pub	0.138	Yes	Suburban	Dringhouses & Woodthorpe	1131	Greenfield	no	n/a	no	no	no	no	no	Adjacent to	
594	Land between Alness Drive / Acomb Wood Drive	0.201	Yes	Suburban	Dringhouses & Woodthorpe	1093	Greenfield	no	n/a	no	no	no	no	no	Adjacent	
595	Land off Acomb Wood drive	0.349	Yes	Suburban	Dringhouses & Woodthorpe	948	Greenfield	no	n/a	no	no	no	no	no	Adjacent to	
678	Land at Leven Road, Woodthorpe	0.236	Yes	Suburban	Dringhouses & Woodthorpe	1112	Greenfield	no	n/a	no	no	no	no	no	no	
105	York College	2.238	No	Adjacent to Suburban Area	Dringhouses & Woodthorpe	115	Greenfield	no	n/a	partly	no	no	no	no	no	
252	71 Moor Lane	0.603	No	Rural	Dringhouses & Woodthorpe	417	Greenfield	no	Intersects zone 3a	partly	no	no	no	no	no	
679	Wains Road/Moor Lane adj Youth Centre	0.104	Yes	Suburban	Dringhouses & Woodthorpe	1425	Brownfield	no	n/a	no	no	no	no	no	no	
374	The House New Walk Orchard Love Lane	0.473	Yes	Urban	Fishergate	470	Brownfield	Partly	Within zone 3a	no	no	yes	no	no	no	
381	Christian Science Church, Kilburn Road	0.034	Yes	Urban	Fishergate	1169	Brownfield	no	n/a	no	no	no	no	no	no	
418	Saxon House Hotel 71-73 Fulford Road	0.049	Yes	Urban	Fishergate	1620	Brownfield	no	n/a	no	no	no	no	no	no	
443	Bar Fisheries 18 Lawrence Street	0.027	Yes	City Centre Ex 2	Fishergate	1939	Brownfield	no	n/a	no	no	no	no	no	no	
445	Hollycroft 20 Wenlock Terrace	0.101	Yes	Urban	Fishergate	1223	Brownfield	no	n/a	no	no	no	no	no	no	
455	Land off Regent Street	1.121	Yes	City Centre Ex 2	Fishergate	2202	Brownfield/GDN	no	n/a	no	no	no	no	no	no	
473	4 Derwent Road	0.048	Yes	Urban	Fishergate	1019	Brownfield/GDN	no	n/a	no	no	no	no	no	no	
478	115 Fulford Road	0.038	Yes	Urban	Fishergate	1246	GDN	no	n/a	no	no	no	no	no	no	
517	Royal Dragon 16 Barbican Road	0.165	Yes	City Centre Ex 2	Fishergate	2169	Brownfield	no	n/a	no	no	no	no	no	no	
658	10-18 Hull Road	0.570	Yes	City Centre Ex 2	Fishergate	1668	Brownfield	no	n/a	no	no	no	no	no	no	
66	Land at Norway Drive	0.778	Yes	Urban	Fishergate	734	Greenfield	partly	Intersects zone 3a	no	no	partly	no	No	Adjacent	
376	Fulford Methodist Church Main Street Fulford	0.051	Yes	Suburban	Fulford	690	Brownfield	no	n/a	no	no	no	no	no	no	
422	Fantasy World 25 Main Street Fulford	0.021	Yes	Suburban	Fulford	666	Brownfield	no	n/a	no	no	no	no	no	no	
38	Connaught Court Care Home Fulford Site 1	1.131	Yes	Suburban	Fulford	837	Previously developm	no	n/a	no	no	no	no	contains entire	no	
39	Connaught Court Care Home Fulford Site 2	1.587	Yes	Suburban	Fulford	669	Previously developm	partly	Intersects zone 3a	partly	partly	partly	no	no	no	
154	York Designer Outlat Centre	0.356	Yes	Rural	Fulford	23	Mixture	no	n/a	no	no	no	no	no	no	
281	York Designer Outlet Centre	0.346	Yes	Rural	Fulford	15	Mixture	no	n/a	no	no	no	no	no	no	
282	York Designer Outlet Centre	0.297	Yes	Rural	Fulford	15	Mixture	no	n/a	no	no	no	no	no	no	
283	York Designer Outlet Centre	0.313	Yes	Rural	Fulford	15	Mixture	no	n/a	no	no	no	no	no	no	
284	York Designer Outlet Centre	0.403	Yes	Rural	Fulford	15	Mixture	no	n/a	no	no	no	no	no	no	
285	York Designer Outlet Centre	0.144	Yes	Rural	Fulford	15	Mixture	no	n/a	no	no	no	no	no	no	
286	York Designer Outlet Centre	0.954	Yes	Rural	Fulford	15	Mixture	no	n/a	no	no	no	no	no	no	
610	Land Adjacent to the designer Outlet	14.524	Yes	Rural	Fulford	179	Greenfield	no	n/a	partly	no	no	no	no	no	
682	Land Adjacent to the designer Outlet	28.895	Yes	Rural	Fulford	133	Greenfield	no	Intersects zone 3a	partly	no	no	no	no	contains entire	
79	Land between B1222 And A19	4.443	Yes	Adjacent to Small Village	Fulford	331	Greenfield	no	n/a	yes	no	no	no	no	no	
168	Fairways Garden Centre	1.381	Yes	Rural	Fulford	318	Greenfield	partly	Adjacent	partly	no	no	no	no	no	
659	1 - 9 St Leonard's Place	0.431	Yes	City Centre	Guildhall	838	Brownfield	no	n/a	no	no	no	no	no	no	
335	Land Adj to 15 Monk Bar Court	0.012	Yes	City Centre	Guildhall	1246	Brownfield	no	n/a	no	no	no	no	no	no	
352	Stable Block Chapter House Street	0.084	Yes	City Centre	Guildhall	1587	Brownfield	no	n/a	no	no	no	no	no	no	
382	11 St Marys	0.015	Yes	Urban	Guildhall	893	Brownfield	no	n/a	no	no	no	no	no	no	
396	Fairbank House 29 St Marys	0.040	Yes	Urban	Guildhall	715	Brownfield	no	n/a	no	no	no	no	no	no	
397	17 Garden Street	0.023	Yes	City Centre	Guildhall	1987	Brownfield	no	n/a	no	no	no	no	no	no	
398	Jinnah Restaurant 2 Cumberland Street	0.045	Yes	City Centre	Guildhall	1533	Brownfield	no	Entirely within 3a	no	no	partly	no	no	no	
402	Helen Peters Design 11 Lady Picketts Yard	0.013	Yes	City Centre	Guildhall	1076	Brownfield	no	n/a	no	no	no	no	no	no	
409	68 Bootham	0.052	Yes	Urban	Guildhall	1132	Brownfield	no	n/a	no	no	no	no	no	no	
414	35 St Saviourgate	0.031	Yes	City Centre	Guildhall	1122	Brownfield	no	n/a	no	no	no	no	no	no	
417	Bulmers Selling Services 1-7 Lord Mayors Walk	0.018	Yes	City Centre	Guildhall	1260	Brownfield	no	n/a	no	no	no	no	no	no	
427	Vickers Hi-Fi 24 Gillygate	0.029	Yes	City Centre	Guildhall	900	Brownfield	no	n/a	no	no	no	no	no	no	
430	Groves WMC Penleys Grove St	0.103	Yes	Urban	Guildhall	2086	Brownfield	no	n/a	no	no	no	no	no	no	
435	Site Between 83 & 93 Union Terrace	0.097	Yes	Urban	Guildhall	1649	Brownfield	no	n/a	no	no	no	no	no	no	
442	Pizza Hut Ltd 10 Pavement	0.030	Yes	City Centre	Guildhall	1221	Brownfield	no	n/a	no	no	no	no	no	no	
444	Commercial Workers Union 71 Gillygate	0.061	Yes	City Centre	Guildhall	1157	Brownfield	no	n/a	no	no	no	no	no	no	
448	British Heart Foundation 34 Piccadilly	0.076	Yes	City Centre	Guildhall	1316	Brownfield	Partly	Entirely within 3a	no	no	yes	no	no	Adjacent	
450	The Purey Cust Nuffield Hospital Precentors Court	0.422	Yes	City Centre	Guildhall	1060	Brownfield	no	n/a	no	no	no	no	no	no	
469	Reeds Tea Rooms 30 High Petergate	0.009	Yes	City Centre	Guildhall	843	Brownfield	no	n/a	no	no	no	no	no	no	
474	21 Clifford Street	0.032	Yes	City Centre	Guildhall	1595	Brownfield	no	n/a	no	no	no	no	no	no	
479	The Warehouse Hursts Yard	0.034	Yes	City Centre	Guildhall	1478	Brownfield	no	n/a	no	no	no	no	no	no	
490	(Phase 2) Hungate Development Site	4.774	Yes	City Centre	Guildhall	1983	Brownfield	Partly	Within zone 3a	no	no	partly	no	no	intersects	
503	Site to Rear of 22a Huntington Road	0.028	Yes	Urban	Guildhall	1952	Brownfield	Partly	Entirely within 3a	no	no	partly	no	no	no	
539	33 Penleys Grove Street	0.008	Yes	Urban	Guildhall	2158	GDN	no	n/a	no	no	no	no	no	no	
541	Greenwoods Menswear Ltd 2 Coppergate	0.010	Yes	City Centre	Guildhall	1193	Brownfield	no	n/a	no	no	no	no	no	no	
549	First Floor Offices 12 Church Street	0.015	Yes	City Centre	Guildhall	889	Brownfield	no	n/a	no	no	no	no	no	no	
551	Selby & York PCT 37 Monkgate	0.103	Yes	City Centre	Guildhall	1762	Brownfield	no	n/a	no	no	no	no	no	no	
666	Coppergate 2	1.629	Yes	City Centre	Guildhall	2373	Brownfield	Partly	Intersects zone 3a	no	no	partly	no	no	intersects	
668	Cliffords Tower Car Park	0.142	Yes	City Centre	Guildhall	2209	Brownfield	no	Intersects zone 3a	no	no	partly	no	no	no	
150	36-44 Picadilly, York	0.239	Yes	City Centre	Guildhall	1589	Previously developm	partly	Entirely within 3a	no	no	Yes	no	no	Adjacent	
151	The Rydale Building	0.261	Yes	City Centre	Guildhall	1563	Previously developm	partly	Entirely within 3a	no	no	partly	no	no	Adjacent	
123	Willow House EPH	0.087	Yes	City Centre	Guildhall	2187	Previously developm	no	n/a	no	no	no	no	no	no	
650	Brigadier Gerard Pub Car Park	0.112	Yes	City Centre	Guildhall	1841	Greenfield	no	Adjacent	no	no	no	no	no	no	
662	York Enterprise Academy St Maurices Road	0.190	Yes	City Centre	Guildhall	1331	Brownfield	no	n/a	no	no	no	no	no	Adjacent	
663	Monk Bar Garage	0.084	Yes	City Centre	Guildhall	1499	Brownfield	no	n/a	no	no	no	no	no	intersects	
664	Government Offices Hilary House Spen Lane	0.092	Yes	City Centre	Guildhall	1157	Greenfield	no	n/a	no	no	no	no	no	no	
665	White Swan, Piccadilly	0.066	Yes	City Centre	Guildhall	1209	Brownfield	no	n/a	no	no	no	no	no	no	
667	Reynard's Garage	0.133	Yes	City Centre	Guildhall	1614	Brownfield	no	Entirely within 3a	no	no	partly	no	no	no	
353	Wigginton Grange Farm Corban Lane Wigginton	0.014	Yes	Rural	Haxby & Wigginton	10	Brownfield	no	n/a	Entirely	no	no	no	no	no	
355	18 The Village Wigginton	0.036	Yes	Large Village	Haxby & Wigginton	591	GDN	no	n/a	no	no	no	no	no	no	
356	57 York Road Haxby	0.060	Yes	Large Village	Haxby & Wigginton	782	GDN	no	n/a	no	no	no	no	no	no	
359	117 The Village Haxby	0.139	Yes	Large Village	Haxby & Wigginton	1143	GDN	no	n/a	no	no	no	no	no	no	
407	8 Hall Rise Haxby	0.108	Yes	Large Village	Haxby & Wigginton	782	Brownfield/GDN	no	n/a	no	no	no	no	no	no	
419	Balir Athol Nursing Home 120 York Road Haxby	0.088	Yes	Large Village	Haxby & Wigginton	929	Brownfield	no	n/a	no	no	no	no	no	no	
471	28 The Avenue Haxby	0.063	Yes	Large Village	Haxby & Wigginton	672	GDN	no	n/a	no	no	no	no	no	no	
480	16 The Village	0.019	Yes	Large Village	Haxby & Wigginton	592	GDN	no	n/a	no	no	no	no	no	no	
498	46 South Lane Haxby	0.123	Yes	Large Village	Haxby & Wigginton	1394	GDN	no	n/a	no	no	no	no	no	no	
557	2 Mill Lane Wigginton	0.030	Yes	Large Village	Haxby & Wigginton	711	GDN	no	n/a	no	no	no	no	no	no	
6	Land adjacent to Greystone Court, Haxby, York	3.717	Yes	Adjacent to Large Village	Haxby & Wigginton	434	Greenfield	no	n/a	partly	no	no	no	no	no	
145	Lowfield Drive, Haxby	1.640	Yes	Adjacent to Large Village	Haxby & Wigginton	659	Greenfield	no	n/a	no	no	no	no	no	no	

Call for Sites Ref	SITE NAME	SOCIAL								ECONOMIC						SCORES					
		Doctors SCORE	Nurserys SCORE	Primary School SCORE	Secondary School SCORE	Higher Education Establishments SCORE	Neighbourhood Parade SCORE	Supermarket SCORE	Access to Openspace SCORE	Non-Frequent Bus routes SCORE	Frequent Bus routes SCORE	Park & Ride stops SCORE	Railway Station Walk SCORE	Railway Station Cycle SCORE	Adopted Highways SCORE	Cycle Routes SCORE	Residential Overall Score	Residential Service Score	Residential Transport Score	Employment Overall Score	Employment Transport Score
222	Agricultural Land Sim Balk lane	0	0	0	0	5	0	4	4	3	3	2	0	0	5	3	29	13	16	16	16
590	Land at end of Osprey Close,	3	0	4	0	0	5	5	4	3	5	0	0	0	5	5	39	21	18	18	18
592	Acomb Wood drive, adj. to Acomb Shops and wood	3	0	5	0	0	5	5	4	3	3	0	0	0	3	3	31	22	9	9	9
593	Acomb wood drive, opp.Quaker Wood pub	2	0	4	0	0	5	5	4	3	3	0	0	0	5	3	34	20	14	14	14
594	Land between Alness Drive / Acomb Wood Drive	2	0	4	0	0	5	5	4	3	3	0	0	0	5	1	32	20	12	12	12
595	Land off Acomb Wood drive	0	0	3	0	0	5	5	4	3	3	0	0	0	5	1	29	17	12	12	12
678	Land at Leven Road, Woodthorpe	4	1	3	0	0	5	5	4	3	5	0	0	1	5	1	37	22	15	16	15
105	York College	0	1	0	0	5	0	4	4	3	3	3	0	1	5	3	0	0	0	0	0
252	71 Moor Lane	4	1	3	0	3	4	4	4	3	3	0	0	0	5	1	0	0	0	0	0
679	Wains Road/Moor Lane adj Youth Centre	5	1	3	0	0	5	5	4	3	5	0	0	1	5	1	38	23	15	16	15
374	The House New Walk Orchard Love Lane	3	4	0	0	3	4	4	5	2	3	3	0	3	5	3	42	23	19	23	19
381	Christian Science Church, Kilburn Road	5	0	2	3	0	5	5	5	3	5	5	0	3	5	3	44	20	24	26	24
418	Saxon House Hotel 71-73 Fulford Road	0	1	5	0	0	5	5	5	3	5	5	0	3	5	3	45	21	24	25	24
443	Bar Fisheries 18 Lawrence Street	0	1	5	0	0	5	5	5	3	5	5	0	3	5	1	43	21	22	23	22
445	Hollycroft 20 Wenlock Terrace	5	4	0	0	0	5	5	5	3	5	5	0	3	5	3	48	24	24	28	24
455	Land off Regent Street	0	1	5	0	3	5	5	5	3	5	5	0	3	5	5	50	24	26	27	26
473	4 Derwent Road	0	1	3	4	3	5	5	4	3	5	5	0	1	5	1	45	25	20	21	20
478	115 Fulford Road	0	2	3	0	0	5	5	5	3	5	5	0	3	5	3	44	20	24	26	24
517	Royal Dragon 16 Barbican Road	0	1	4	0	0	5	5	5	3	5	5	0	3	5	3	44	20	24	25	24
658	10-18 Hull Road	0	0	5	0	5	5	5	5	3	5	3	0	3	5	1	45	25	20	20	20
66	Land at Norway Drive	3	4	0	0	3	5	5	5	3	5	4	0	3	5	3	48	25	23	27	23
376	Fulford Methodist Church Main Street Fulford	0	0	5	5	5	5	5	4	3	5	5	0	1	5	1	49	29	20	20	20
422	Fantasy World 25 Main Street Fulford	0	0	5	5	5	5	5	4	3	5	5	0	1	5	1	49	29	20	20	20
38	Connaught Court Care Home Fulford Site 1	5	0	0	2	5	5	5	5	3	5	5	0	1	5	1	47	27	20	20	20
39	Connaught Court Care Home Fulford Site 2	5	2	0	0	3	5	4	5	3	5	4	0	1	5	3	45	24	21	23	21
154	York Designer Outlat Centre	0	0	0	0	0	0	0	0	3	5	5	0	0	5	1	19	0	19	19	19
281	York Designer Outlet Centre	0	0	0	0	0	0	0	2	2	5	5	0	0	5	3	22	2	20	20	20
282	York Designer Outlet Centre	0	0	0	0	0	0	0	0	3	5	5	0	0	0	1	14	0	14	14	14
283	York Designer Outlet Centre	0	0	0	0	0	0	0	0	3	5	5	0	0	5	1	19	0	19	19	19
284	York Designer Outlet Centre	0	0	0	0	0	0	0	2	2	5	5	0	0	5	1	20	2	18	18	18
285	York Designer Outlet Centre	0	0	0	0	0	0	0	2	3	5	5	0	0	0	1	16	2	14	14	14
286	York Designer Outlet Centre	0	0	0	0	0	0	0	2	3	5	5	0	0	5	3	23	2	21	21	21
610	Land Adjacent to the designer Outlet	0	0	0	0	0	0	0	0	3	5	4	0	0	5	5	22	0	22	22	22
682	Land Adjacent to the designer Outlet	0	0	0	0	0	0	0	2	3	5	4	0	0	5	3	22	2	20	20	20
79	Land between B1222 And A19	0	0	0	0	0	2	0	2	3	5	5	0	0	5	3	25	4	21	21	21
168	Fairways Garden Centre	3	4	0	0	5	4	2	5	0	0	0	0	1	5	3	32	23	9	13	9
659	1 - 9 St Leonard's Place	0	1	0	0	5	5	5	4	3	5	5	3	5	5	3	49	20	29	30	29
335	Land Adj to 15 Monk Bar Court	5	4	0	0	5	5	5	5	3	5	5	0	3	0	3	48	29	19	23	19
352	Stable Block Chapter House Street	5	4	0	0	5	5	5	5	3	5	4	0	5	0	3	49	29	20	24	20
382	11 St Marys	0	2	0	0	5	5	5	4	3	5	4	1	5	5	1	45	21	24	26	24
396	Fairbank House 29 St Marys	0	2	0	0	5	5	5	4	3	5	3	3	5	5	3	48	21	27	29	27
397	17 Garden Street	5	4	5	0	5	5	5	5	3	5	3	0	3	5	3	56	34	22	26	22
398	Jinnah Restaurant 2 Cumberland Street	3	4	0	2	3	5	5	4	3	5	5	3	5	5	3	55	26	29	33	29
402	Helen Peters Design 11 Lady Pcketts Yard	5	4	0	0	3	5	5	4	3	5	5	1	5	5	3	53	26	27	31	27
409	68 Bootham	0	2	0	0	5	5	5	4	3	5	3	1	5	5	3	46	21	25	27	25
414	35 St Saviourgate	5	4	0	0	3	5	5	5	3	5	5	0	3	5	3	51	27	24	28	24
417	Bulmers Selling Services 1-7 Lord Mayors Walk	5	4	0	0	5	5	5	5	3	5	5	0	3	5	3	53	29	24	28	24
427	Vickers Hi-Fi 24 Gillygate	5	4	0	0	5	5	5	4	3	5	5	1	5	5	1	53	28	25	29	25
430	Groves WMC Penleys Grove St	5	4	5	0	5	5	5	5	3	5	3	0	3	5	1	54	34	20	24	20
435	Site Between 83 & 93 Union Terrace	5	4	3	0	5	5	5	5	3	5	3	0	3	5	3	54	32	22	26	22
442	Pizza Hut Ltd 10 Pavement	5	4	0	2	3	5	5	4	3	5	5	1	5	5	3	55	28	27	31	27
444	Commercial Workers Union 71 Gillygate	5	4	5	0	5	5	5	4	3	5	3	1	5	5	1	56	33	23	27	23
448	British Heart Foundation 34 Piccadilly	0	4	0	0	3	4	5	5	3	5	5	1	5	5	3	48	21	27	31	27
450	The Purey Cust Nuffield Hospital Precentors Court	5	4	0	0	5	5	5	5	3	5	5	1	5	5	3	56	29	27	31	27
469	Reeds Tea Rooms 30 High Petergate	5	4	0	0	5	5	5	5	3	5	5	1	5	0	3	51	29	22	26	22
474	21 Clifford Street	3	4	0	2	3	5	5	5	3	5	5	1	5	5	3	54	27	27	31	27
479	The Warehouse Hursts Yard	0	4	0	0	0	5	5	5	3	5	5	0	3	5	1	41	19	22	26	22
490	(Phase 2) Hungate Development Site	4	4	0	0	3	4	4	5	3	5	4	0	3	5	3	47	24	23	27	23
503	Site to Rear of 22a Huntington Road	4	4	5	0	3	5	5	5	3	5	3	0	3	5	1	51	31	20	24	20
539	33 Penleys Grove Street	5	4	5	0	5	5	5	5	3	5	3	0	3	5	1	54	34	20	24	20
541	Greenwoods Menswear Ltd 2 Coppergate	3	4	0	2	3	5	5	4	3	5	5	1	5	5	1	51	26	25	29	25
549	First Floor Offices 12 Church Street	5	4	0	0	3	5	5	5	3	5	5	1	5	0	3	49	27	22	26	22
551	Selby & York PCT 37 Monkgate	5	4	5	0	5	5	5	5	3	5	4	0	3	5	3	57	34	23	27	23
666	Coppergate 2	4	4	0	0	0	4	4	5	3	5	4	0	5	5	3	46	21	25	29	25
668	Cliffords Tower Car Park	4	4	0	0	3	4	4	5	3	5	4	1	5	5	3	50	24	26	30	26
150	36-44 Picadilly, York	0	4	0	0	3	4	5	5	3	5	5	0	5	5	3	47	21	26	30	26
151	The Rydale Building	0	4	0	0	0	4	5	5	3	5	5	0	5	5	3	44	18	26	30	26
123	Willow House EPH	0	4	0	0	0	5	5	5	3	5	5	0	3	5	3	43	19	24	28	24
650	Brigadier Gerard Pub Car Park	3	4	0	0	5	5	5	5	3	5	4	0	3	5	3	50	27	23	27	23
662	York Enterprise Academy St Maurices Road	5	4	0	0	5	5	5	5	3	5	5	0	3	5	3	53	29	24	28	24
663	Monk Bar Garage	5	4	0	0	5	5	5	5	3	5	5	0	3	5	3	53	29	24	28	24
664	Government Offices Hilary House Spen Lane	5	4	0	0	3	5	5	5	3	5	5	0	3	5	3	51	27	24	28	24
665	White Swan, Piccadilly	5	4	0	2	3	5	5	4	3	5	5	1	5	5	1	55	28	27	31	27
667	Reynard's Garage	0	4	0	0	0	4	5	5	3	5	5	0	5	5	3	44	18	26	30	26
353	Wigginton Grange Farm Corban Lane Wigginton	0	0	0	0	0	4	0	4	3	3	0	0	0	0	0	14	8	6	6	6
355	18 The Village Wigginton	5	4	5	0	5	5	5	5	3	5	0	0	0	5	0	42	29	13	17	13
356	57 York Road Haxby	0	4	3	0	0	5	5	4	3	5	0	0	0	0	1	30	21	9	13	9
359	117 The Village Haxby	5	4	4	0	0	5	4	5	3	5	0	0	0	5	0	40	27	13	17	13
407	8 Hall Rise Haxby	0	4	5	0	0	5	4	5	3	5	0	0	0	5	0	36	23	13	17	13
419	Balir Athol Nursing Home 120 York Road Haxby	0	4	5	0	0	4	4	4	3	5	0	0	0	5	1	35	21	14	18	14
471	28 The Avenue Haxby	0	4	5	0	0	4	4	4												

Call for Sites Ref	SITE DETAILS					REASON TAKEN FORWARD					
	SITE NAME	Agricultural land Classification	Tree Protection Orders	PROW onsite	PROW within 400m	Developable Area Remaining	Analysed for Residential potential	Analysed for Employment potential	Reason not taken forward	Allocated	Local Plan Ref
222	Agricultural Land Sim Balk lane	Other	No	No	Yes but under investigation	0.000	No	No	Failed Criteria 1	No	N/A
590	Land at end of Osprey Close,	Other	Yes	Yes	Yes	0.000	No	No	Failed Criteria 2	No	N/A
592	Acomb Wood drive, adj. to Acomb Shops and wood	Other	Yes	No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
593	Acomb wood drive, opp.Quaker Wood pub	Other	Yes	No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
594	Land between Alness Drive / Acomb Wood Drive	Other	No	Yes but under Investigation	Yes	0.000	No	No	Failed Criteria 2	No	N/A
595	Land off Acomb Wood drive	Other	No	No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
678	Land at Leven Road, Woodthorpe	Other	No	No	No	0.000	No	No	Failed Criteria 2	No	N/A
105	York College	Other	No	No	Yes but under investigation	0.000	No	No	Not Submitted for Development	No	N/A
252	71 Moor Lane	Other	No	No	Yes	0.150	No	No	Not Submitted for Development	No	N/A
679	Wains Road/Moor Lane adj Youth Centre	Other	No	No	Yes	0.104	No	No	Under Threshold	No	N/A
374	The House New Walk Orchard Love Lane	Other	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
381	Christian Science Church, Kilburn Road	Other	No	No	Yes but under investigation	0.034	No	No	Already Committed Residential	No	N/A
418	Saxon House Hotel 71-73 Fulford Road	Other	No	No	Yes but under investigation	0.049	No	No	Already Committed Residential	No	N/A
443	Bar Fisheries 18 Lawrence Street	Other	No	No	Yes but under investigation	0.027	No	No	Already Committed Residential	No	N/A
445	Hollycroft 20 Wenlock Terrace	Other	No	No	Yes but under investigation	0.101	No	No	Already Committed Residential	No	N/A
455	Land off Regent Street	Other	No	No	Yes but under investigation	1.121	No	No	Already Committed Residential	No	N/A
473	4 Derwent Road	Other	No	No	No	0.048	No	No	Already Committed Residential	No	N/A
478	115 Fulford Road	Other	No	No	Yes but under investigation	0.038	No	No	Already Committed Residential	No	N/A
517	Royal Dragon 16 Barbican Road	Other	No	No	Yes but under investigation	0.165	No	No	Already Committed Residential	No	N/A
658	10-18 Hull Road	Other	No	No	Yes but under investigation	0.570	No	No	Completed	No	N/A
66	Land at Norway Drive	Other	No	No	Yes but under investigation	0.000	No	No	Failed Criteria 2	No	N/A
376	Fulford Methodist Church Main Street Fulford	Other	No	No	Yes	0.051	No	No	Already Committed Residential	No	N/A
422	Fantasy World 25 Main Street Fulford	Other	No	No	Yes	0.021	No	No	Already Committed Residential	No	N/A
38	Connaught Court Care Home Fulford Site 1	Other	Yes	No	Yes	1.110	No	No	Considered as part of another site	No	N/A
39	Connaught Court Care Home Fulford Site 2	Other	Yes	No	Yes	1.106	No	No	Considered as part of another site	No	N/A
154	York Designer Outlat Centre	GRADE 2	Yes	No	No	0.356	No	No	Considered as part of another site	No	N/A
281	York Designer Outlet Centre	GRADE 2	No	No	Yes	0.346	No	No	Considered as part of another site	No	N/A
282	York Designer Outlet Centre	GRADE 2	No	No	Yes	0.297	No	No	Considered as part of another site	No	N/A
283	York Designer Outlet Centre	GRADE 2	Yes	No	Yes	0.313	No	No	Considered as part of another site	No	N/A
284	York Designer Outlet Centre	GRADE 2	No	No	Yes	0.403	No	No	Considered as part of another site	No	N/A
285	York Designer Outlet Centre	GRADE 2	No	No	Yes	0.144	No	No	Considered as part of another site	No	N/A
286	York Designer Outlet Centre	GRADE 2	Yes	No	Yes	0.954	No	No	Considered as part of another site	No	N/A
610	Land Adjacent to the designer Outlet	GRADE 2	No	No	Yes	14.524	No	No	Considered as part of another site	No	N/A
682	Land Adjacent to the designer Outlet	GRADE 2	Yes	No	Yes but under investigation	28.174	No	No	Considered as part of another site	No	N/A
79	Land between B1222 And A19	Grade 2	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
168	Fairways Garden Centre	Other	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
659	1 - 9 St Leonard's Place	Other	No	No	Yes but under investigation	0.431	No	No	Already Committed Other	No	N/A
335	Land Adj to 15 Monk Bar Court	Other	No	No	No	0.000	No	No	Already Committed Residential	No	N/A
352	Stable Block Chapter House Street	Other	No	No	No	0.084	No	No	Already Committed Residential	No	N/A
382	11 St Marys	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
396	Fairbank House 29 St Marys	Other	No	No	Yes but under investigation	0.040	No	No	Already Committed Residential	No	N/A
397	17 Garden Street	Other	No	No	Yes but under investigation	0.023	No	No	Already Committed Residential	No	N/A
398	Jinnah Restaurant 2 Cumberland Street	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
402	Helen Peters Design 11 Lady Picketts Yard	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
409	68 Bootham	Other	No	No	Yes but under investigation	0.052	No	No	Already Committed Residential	No	N/A
414	35 St Saviourgate	Other	Yes	No	Yes but under investigation	0.031	No	No	Already Committed Residential	No	N/A
417	Bulmers Selling Services 1-7 Lord Mayors Walk	Other	No	No	No	0.000	No	No	Already Committed Residential	No	N/A
427	Vickers Hi-Fi 24 Gillygate	Other	No	No	Yes but under investigation	0.029	No	No	Already Committed Residential	No	N/A
430	Groves WMC Penleys Grove St	Other	No	No	Yes but under investigation	0.103	No	No	Already Committed Residential	No	N/A
435	Site Between 83 & 93 Union Terrace	Other	No	No	Yes but under investigation	0.097	No	No	Already Committed Residential	No	N/A
442	Pizza Hut Ltd 10 Pavement	Other	No	No	Yes but under investigation	0.030	No	No	Already Committed Residential	No	N/A
444	Commercial Workers Union 71 Gillygate	Other	No	No	Yes but under investigation	0.061	No	No	Already Committed Residential	No	N/A
448	British Heart Foundation 34 Piccadilly	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
450	The Purey Cust Nuffield Hospital Precentors Court	Other	No	No	Yes but under investigation	0.422	No	No	Already Committed Residential	No	N/A
469	Reeds Tea Rooms 30 High Petergate	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
474	21 Clifford Street	Other	No	No	Yes but under investigation	0.032	No	No	Already Committed Residential	No	N/A
479	The Warehouse Hursts Yard	Other	No	No	Yes but under investigation	0.034	No	No	Already Committed Residential	No	N/A
490	(Phase 2) Hungate Development Site	Other	No	Yes but under Investigation	Yes but under investigation	3.190	No	No	Already Committed Residential	No	N/A
503	Site to Rear of 22a Huntington Road	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
539	33 Penleys Grove Street	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
541	Greenwoods Menswear Ltd 2 Coppergate	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
549	First Floor Offices 12 Church Street	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
551	Selby & York PCT 37 Monkgate	Other	No	No	Yes but under investigation	0.103	No	No	Already Committed Residential	No	N/A
666	Coppergate 2	Other	No	No	Yes but under investigation	0.411	No	No	Considered as part of another site	No	N/A
668	Cliffords Tower Car Park	Other	No	No	Yes but under investigation	0.080	No	No	Considered as part of another site	No	N/A
150	36-44 Picadilly, York	Other	No	No	Yes but under investigation	0.000	No	No	Considered as part of another site	No	N/A
151	The Rydale Building	Other	No	No	Yes but under investigation	0.000	No	No	Considered as part of another site	No	N/A
123	Willow House EPH	Other	No	No	Yes but under investigation	0.087	No	No	Under Threshold	No	N/A
650	Brigadier Gerard Pub Car Park	Other	No	No	Yes but under investigation	0.111	No	No	Under Threshold	No	N/A
662	York Enterprise Academy St Maurices Road	Other	No	No	No	0.190	No	No	Under Threshold	No	N/A
663	Monk Bar Garage	Other	No	No	No	0.075	No	No	Under Threshold	No	N/A
664	Government Offices Hilary House Spen Lane	Other	No	No	Yes but under investigation	0.092	No	No	Under Threshold	No	N/A
665	White Swan, Piccadilly	Other	No	No	Yes but under investigation	0.066	No	No	Under Threshold	No	N/A
667	Reynard's Garage	Other	No	No	Yes but under investigation	0.051	No	No	Under Threshold	No	N/A
353	Wigginton Grange Farm Corban Lane Wigginton	GRADE 3	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
355	18 The Village Wigginton	URBAN	No	No	Yes	0.036	No	No	Already Committed Residential	No	N/A
356	57 York Road Haxby	URBAN	No	No	Yes	0.060	No	No	Already Committed Residential	No	N/A
359	117 The Village Haxby	GRADE 3	Yes	No	Yes	0.139	No	No	Already Committed Residential	No	N/A
407	8 Hall Rise Haxby	URBAN	Yes	No	Yes	0.108	No	No	Already Committed Residential	No	N/A
419	Balir Athol Nursing Home 120 York Road Haxby	URBAN	No	No	Yes	0.088	No	No	Already Committed Residential	No	N/A
471	28 The Avenue Haxby	URBAN	No	No	Yes	0.063	No	No	Already Committed Residential	No	N/A
480	16 The Village	GRADE 3	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
498	46 South Lane Haxby	URBAN	No	No	Yes	0.123	No	No	Already Committed Residential	No	N/A
557	2 Mill Lane Wigginton	GRADE 3	No	No	Yes	0.030	No	No	Already Committed Residential	No	N/A
6	Land adjacent to Greystone Court, Haxby, York	GRADE 3	No	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
145	Lowfield Drive, Haxby	GRADE 3	No	No	Yes	1.640	No	No	Considered as part of another site	No	N/A

Call for Sites Ref	SITE DETAILS						ENVIRONMENTAL									
	SITE NAME	Site Size	Category A submission	Site Location	Ward	Residential Properties Within 400m	Brownfield /Greenfield	Flood Risk 3b	Flood Zone 3a	Historic Character and Setting	Statutory Nature Conservation Sites	Regional Green Infrastructure Corridor	Ancient woodland	SINC site	Area of Local Nature Conservation Interest	
146	Moor Lane, Haxby	4.595	Yes	Adjacent to Large Village	Haxby & Wigginton	458	Greenfield	no	n/a	no	no	no	no	no	no	
164	Land at Usher Lane	1.012	Yes	Adjacent to Large Village	Haxby & Wigginton	659	Greenfield	no	n/a	no	no	no	no	no	no	
165	Westfield Lane	7.695	Yes	Adjacent to Large Village	Haxby & Wigginton	1080	Greenfield	no	n/a	partly	no	no	no	no	no	
240	Clifton Gate Business Park	6.990	Yes	Rural	Haxby & Wigginton	17	Mixture	no	n/a	yes	no	no	no	no	no	
241	Land to North & West of A1237/Wigginton Road roundabout	3.620	Yes	Rural	Haxby & Wigginton	17	Greenfield	no	n/a	yes	no	no	no	no	no	
568	Land between Moor Lane and Usher Lane	18.660	Yes	Rural	Haxby & Wigginton	1040	Greenfield	no	n/a	no	no	no	no	no	no	
19	Land between Haxby and Earswick	8.870	Yes	Rural	Haxby & Wigginton	281	Greenfield	partly	Intersects zone 3a	yes	no	Yes	no	no	intersects	
26	Windsor Drive Wigginton	1.051	Yes	Adjacent to Large Village	Haxby & Wigginton	519	Greenfield	no	n/a	partly	no	no	no	no	no	
88	Land at Villa Pond	3.314	Yes	Rural	Haxby & Wigginton	17	Greenfield	no	n/a	yes	no	no	no	no	no	
135	Field to west of B1363, south of Mill Lane junction	6.231	Yes	Rural	Haxby & Wigginton	158	greenfield	no	n/a	yes	no	no	no	no	no	
261	Windsor Drive, Wigginton, York	16.737	Yes	Adjacent to Large Village	Haxby & Wigginton	717	Greenfield	no	n/a	partly	no	no	no	no	no	
290	Land between Haxby and Earswick SE6157	9.198	Yes	Adjacent to Large Village	Haxby & Wigginton	522	Greenfield	no	n/a	partly	no	partly	no	no	no	
176	Land at south of Station Road, Haxby	0.819	Yes	Large Village	Haxby & Wigginton	768	Greenfield	no	n/a	no	no	no	no	no	no	
236	Land to south of Wigginton Football Club	1.354	No	Adjacent to Large Village	Haxby & Wigginton	519	Greenfield	no	n/a	partly	no	no	no	no	no	
158	Land at Westfield Lane	7.695	Yes	Adjacent to Large Village	Haxby & Wigginton	1080	Greenfield	no	n/a	partly	no	no	no	no	no	
69	62 Mill lane Wigginton	0.394	Yes	Adjacent to Large Village	Haxby & Wigginton	478	Greenfield	no	n/a	Adjacent	no	no	no	no	no	
144	B1363/Wigginton No 7 Bridleway, Wigginton	3.389	Yes	Rural	Haxby & Wigginton	230	Greenfield	no	n/a	partly	no	no	no	no	no	
680	Station Road/ Calf Close Haxby	0.025	Yes	Large Village	Haxby & Wigginton	659	Greenfield	no	n/a	no	no	no	no	no	no	
462	Enclosure Farm Main Street Heslington	0.219	Yes	Suburban	Heslington	367	Brownfield	no	n/a	no	no	no	no	no	no	
467	Patch House Main Street Heslington	0.074	Yes	Suburban	Heslington	375	GDN	no	n/a	no	no	no	no	no	no	
133	Heslington Estate Land	530.391	Yes	Rural	Heslington	49	Greenfield	no	Intersects zone 3a	partly	partly	no	no	Adjacent	no	
134	Heslington Estate Land	223.198	Yes	Adjacent to Suburban Area	Heslington	447	Greenfield	partly	Intersects zone 3a	partly	no	no	no	Adjacent	Contains Entire	
171	Lime tree Farm	5.143	Yes	Suburban	Heslington	491	Mixture	no	n/a	no	no	no	no	no	no	
242	Land South of A64, Heslington	86.472	Yes	Rural	Heslington	3	Greenfield	no	Intersects zone 3a	no	no	no	no	no	no	
243	Land South of Low Lane, Heslington	187.046	Yes	Rural	Heslington	151	Greenfield	partly	Intersects zone 3a	partly	no	no	no	Adjacent	intersects	
232	Land south west of Heslington Playing Fields	2.485	No	Adjacent to Suburban Area	Heslington	278	Greenfield	partly	Intersects zone 3a	partly	no	no	no	no	no	
244	Heslington West and East, University of York	72.247	No	Urban	Heslington	2008	Previously develop	partly	Intersects zone 3a	partly	no	no	no	no	Contains Entire	
289	Heslington West and East, University of York	115.352	No	Adjacent to Suburban Area	Heslington	905	Previously develop	partly	Intersects zone 3a	partly	no	no	no	no	no	
333	1 Redgrave Close	0.053	Yes	Urban	Heworth	1380	GDN	no	n/a	no	no	no	no	no	no	
341	Laburnum House 1 Laburnum Garth	0.066	Yes	Urban	Heworth	864	GDN	no	n/a	no	no	no	no	no	no	
342	Laburnum House 1 Laburnum Garth	0.066	Yes	Urban	Heworth	864	GDN	no	n/a	no	no	no	no	no	no	
343	77 Penyghent Avenue	0.015	Yes	Urban	Heworth	968	GDN	no	n/a	no	no	no	no	no	no	
345	56 Tang Hall Lane	0.031	Yes	Urban	Heworth	1301	GDN	no	n/a	no	no	no	no	no	no	
367	10 Thorn Nook	0.042	Yes	Urban	Heworth	1200	GDN	no	n/a	no	no	no	no	no	no	
395	8 Starkey Crescent	0.035	Yes	Urban	Heworth	1393	Brownfield	no	n/a	no	no	no	no	no	no	
406	Laburnum House 1 Laburnum Garth	0.041	Yes	Urban	Heworth	726	Brownfield	no	n/a	no	no	no	no	no	no	
420	2a Mill Lane	0.024	Yes	Urban	Heworth	1548	Brownfield	no	n/a	no	no	no	no	no	no	
482	66 Heworth Green	0.031	Yes	Urban	Heworth	1268	GDN	no	n/a	no	no	no	no	no	no	
489	Yeomans Yard Little Hallfield Road	0.144	Yes	City Centre Ex 2	Heworth	822	Brownfield	no	n/a	no	no	no	no	no	no	
496	5 Giles Avenue	0.040	Yes	Urban	Heworth	1323	GDN	no	n/a	no	no	no	no	no	no	
504	Unit 1 Fifth Avenue	0.025	Yes	City Centre Ex 2	Heworth	902	Brownfield	no	n/a	no	no	no	no	no	no	
518	Yearsley Bridge Adult Training Centre Huntington Road	1.016	Yes	Urban	Heworth	1621	Brownfield	Partly	Intersects zone 3a	no	no	no	no	no	no	
525	26 Monkton Road	0.031	Yes	Urban	Heworth	1342	GDN	no	n/a	no	no	no	no	no	no	
536	8 Dodsforth Avenue	0.026	Yes	Urban	Heworth	1267	GDN	no	n/a	no	no	no	no	no	no	
86	Land at Redeness Street/Hallfield Road	0.654	Yes	City Centre	Heworth	1153	Previously develop	no	Intersects zone 3a	no	no	no	no	no	no	
201	Horwell Brothers Ltd	0.154	Yes	City Centre	Heworth	1079	Previously develop	no	Within zone 3a	no	no	no	no	no	no	
273	Land at Layerthorpe and James St	0.069	Yes	City Centre	Heworth	1034	Previously develop	no	Intersects zone 3a	no	no	no	no	no	no	
274	Land at Layerthorpe and James St	0.571	Yes	City Centre	Heworth	1184	Previously develop	no	Intersects zone 3a	no	no	no	no	no	no	
63	Melrosegate Field	1.804	Yes	Urban	Heworth	1802	Greenfield	Partly	Within zone 3a	no	no	no	no	no	no	
137	Land at Heworth Croft	1.697	Yes	Urban	Heworth	2859	Previously develop	partly	Within zone 3a	no	no	partly	no	no	Adjacent	
681	Eighth Avenue Allotments	0.122	Yes	Urban	Heworth	1254	Greenfield?	no	n/a	no	no	no	no	no	no	
336	1 Beans Way	0.055	Yes	Suburban	Heworth Without	412	GDN	no	n/a	no	no	no	no	no	no	
349	440 Malton Road	0.114	Yes	Rural	Heworth Without	67	Brownfield	no	n/a	yes	no	no	no	no	no	
438	3 Whitby Drive	0.265	Yes	Suburban	Heworth Without	895	Brownfield/GDN	no	n/a	no	no	no	no	no	no	
475	440 Malton Road	0.037	Yes	Rural	Heworth Without	67	Greenfield	no	n/a	yes	no	no	no	no	no	
497	Stray Garth Community Home 7-9 Stray Garth	0.107	Yes	Urban	Heworth Without	566	Brownfield	no	n/a	no	no	no	no	no	Adjacent	
512	Rowes Farm Bungalow Stockton Lane	0.094	Yes	Rural	Heworth Without	25	Greenfield	no	n/a	yes	no	no	no	no	no	
519	QED Books 1 Straylands Grove	0.165	Yes	Urban	Heworth Without	635	GDN	no	n/a	Adjacent	no	no	no	no	no	
103	Land at Stockton Lane, York	21.010	Yes	Adjacent to Suburban Area	Heworth Without	1158	greenfield	no	n/a	partly	no	no	no	no	no	
153	Land north of Stockton Lane	13.325	Yes	Adjacent to Suburban Area	Heworth Without	1047	greenfield	no	n/a	partly	no	no	no	no	no	
187	Open Pasture Land North of Stockton Lane	5.916	Yes	Adjacent to Suburban Area	Heworth Without	996	Greenfield	no	n/a	partly	no	no	no	no	no	
245	City of York Hockey Club	2.133	Yes	Adjacent to Suburban Area	Heworth Without	455	Greenfield	no	n/a	partly	no	no	no	no	no	
254	Stockton Lane Land	1.154	Yes	Adjacent to Suburban Area	Heworth Without	865	Greenfield	no	n/a	partly	no	no	no	no	no	
102	Stockton Lane Land	3.578	Yes	Rural	Heworth Without	817	Greenfield	no	n/a	partly	no	no	no	no	no	
104	Land south of Stockton Lane, York	41.628	Yes	Adjacent to Suburban Area	Heworth Without	948	Greenfield	partly	Intersects zone 3a	partly	no	no	no	no	no	
198	Land off Stockton Lane	0.877	Yes	Adjacent to Suburban Area	Heworth Without	261	greenfield	partly	Intersects zone 3a	partly	no	no	no	no	no	
315	Amalgomated sites South of Stockton Lane	44.289	Yes	Adjacent to Suburban Area	Heworth Without	948	Greenfield	Partly	Intersects zone 3a	partly	no	no	no	no	no	
27	Land off Stockton Lane	3.879	Yes	Rural	Heworth Without	422	Greenfield	no	n/a	partly	no	no	no	no	no	
5	Monkstray Recreation ground	5.702	Yes	Adjacent to Urban Area	Heworth Without	1733	Greenfield	no	n/a	partly	no	no	no	no	no	
316	Amalgomated sites North of Stockton Lane	24.422	Yes	Adjacent to Suburban Area	Heworth Without	1228	greenfield	no	n/a	partly	no	no	no	no	no	
437	Locomotive Inn Watson Street	0.009	Yes	Urban	Holgate	1013	Brownfield	no	n/a	no	no	no	no	no	no	
446	Garages to R/O 11-21 Holly Bank Grove	0.126	Yes	Urban	Holgate	909	Brownfield	no	n/a	no	no	no	no	no	no	
492	63 Hobgate	0.040	Yes	Urban	Holgate	1045	GDN	no	n/a	no	no	no	no	no	no	
510	Land to West of 50 Acomb Road	0.083	Yes	Urban	Holgate	1028	GDN	no	n/a	no	no	no	no	no	no	
513	Tarmac Ltd Ouseacres	1.673	Yes	Suburban	Holgate	657	Brownfield	no	n/a	no	no	no	no	no	no	
528	23 Linton Street	0.017	Yes	Urban	Holgate	1480	GDN	no	n/a	no	no	no	no	no	no	
530	1-3 Acomb Road	0.014	Yes	Urban	Holgate	1010	Brownfield	no	Intersects zone 3a	no	no	no	no	no	no	
533	Orchard House 8 Hamilton Drive East	0.176	Yes	Urban	Holgate	1413	GDN	no	Entirely within 3a	no	no	no	no	no	no	
675	York Central	62.341	Yes	City Centre Ex 1	Holgate	4693	Greenfield	no	Intersects zone 3a	no	no	no	no	no	contains entire	
62	Park off Balfour Street	0.330	Yes	Urban	Holgate	1206	Previously develop	no	Entirely within 3a	no	no	no	no	no	no	
587	Land at York RI Rugby Ground	6.767	Yes	Urban	Holgate	1704	Greenfield	no	Adjacent	no	no	no	no	Adjacent	no	
671	Park off Balfour Street, Leeman Road area.	0.103	Yes	Urban	Holgate	1207	Greenfield	no	Entirely within 3a	no	no	no	no	no	no	
674	RO Cavender Grove / Adj Ouse Acres allotment gardens	0.441	Yes	Suburban	Holgate	1118	Greenfield	no	n/a	no	no	no	no	no	no	
61	Salisbury Road former bowling green	0.306	Yes	Urban	Holgate	1004	Previously develop	no	Entirely within 3a	no	no	no	no	no	no	
673	Land at Water End, Clifton	0.308	Yes	Urban	Holgate	1372	Greenfield	no	Entirely within 3a	no	no	no	no	Adjacent	no	
2	75 Leeman Road, York	0.186	Yes	City Centre Ex 1	Holgate	643	Previously develop	no	n/a	no	no	no	no	no	no	

Call for Sites Ref	SITE NAME	SOCIAL								ECONOMIC							SCORES				
		Doctors SCORE	Nurserys SCORE	Primary School SCORE	Secondary School SCORE	Higher Education Establishments SCORE	Neighbourhood Parade SCORE	Supermarket SCORE	Access to Openspace SCORE	Non-Frequent Bus routes SCORE	Frequent Bus routes SCORE	Park & Ride stops SCORE	Railway Station Walk SCORE	Railway Station Cycle SCORE	Adopted Highways SCORE	Cycle Routes SCORE	Residential Overall Score	Residential Service Score	Residential Transport Score	Employment Overall Score	Employment Transport Score
146	Moor Lane, Haxby	4	2	1	0	0	2	0	4	2	3	0	0	0	5	0	23	13	10	12	10
164	Land at Usher Lane	3	4	3	0	0	4	4	4	2	3	0	0	0	5	0	32	22	10	14	10
165	Westfield Lane	2	2	4	0	0	0	4	5	3	5	0	0	0	5	0	34	21	13	15	13
240	Clifton Gate Business Park	0	1	0	0	0	0	1	0	4	0	0	0	0	5	3	17	6	11	12	11
241	Land to North & West of A1237/Wigginton Road roundabout	0	2	0	0	0	0	2	1	2	0	0	0	0	0	3	13	7	6	8	6
568	Land between Moor Lane and Usher Lane	4	2	1	0	0	2	2	4	2	3	0	0	0	5	0	25	15	10	12	10
19	Land between Haxby and Earswick	0	0	0	0	0	0	0	4	2	3	0	0	0	0	1	10	4	6	6	6
26	Windsor Drive Wigginton	2	0	3	0	0	0	5	4	4	0	0	0	0	5	0	31	18	13	13	13
88	Land at Villa Pond	0	0	0	0	0	0	0	0	2	3	0	0	0	0	0	8	2	6	6	6
135	Field to west of B1363, south of Mill Lane junction	0	0	1	0	0	0	2	0	4	3	0	0	0	0	0	13	7	6	6	6
261	Windsor Drive, Wigginton, York	4	2	4	0	0	0	4	4	4	0	0	0	0	0	0	27	22	5	7	5
290	Land between Haxby and Earswick SE6157	0	1	0	0	0	0	1	0	4	2	3	0	0	0	1	12	6	6	7	6
176	Land at south of Station Road, Haxby	0	4	5	0	0	0	4	4	4	3	5	0	0	0	0	29	21	8	12	8
236	Land to south of Wigginton Football Club	2	0	3	0	0	0	5	4	4	3	5	0	0	5	0	0	0	0	0	0
158	Land at Westfield Lane	2	2	4	0	0	0	4	4	5	3	5	0	0	5	0	34	21	13	15	13
69	62 Mill lane Wigginton	0	0	3	0	0	0	5	4	4	3	5	0	0	0	0	24	16	8	8	8
144	B1363/Wigginton No 7 Bridleway, Wigginton	0	0	1	0	0	0	4	2	4	3	5	0	0	5	0	24	11	13	13	13
680	Station Road/ Calf Close Haxby	0	4	5	0	0	0	5	5	4	3	5	0	0	5	0	36	23	13	17	13
462	Enclosure Farm Main Street Heslington	3	4	5	0	5	5	4	5	3	5	0	0	0	5	1	45	31	14	18	14
467	Patch House Main Street Heslington	5	4	3	0	5	5	4	5	3	5	0	0	0	0	3	42	31	11	15	11
133	Heslington Estate Land	0	0	0	0	0	0	0	0	2	0	0	0	0	5	0	7	2	5	5	5
134	Heslington Estate Land	2	2	4	0	0	3	2	0	5	0	0	0	0	5	3	26	18	8	10	8
171	Lime tree Farm	4	4	4	0	3	5	2	5	3	5	0	0	0	5	1	41	27	14	18	14
242	Land South of A64, Heslington	0	0	0	0	3	0	0	0	0	0	0	0	0	5	0	8	3	5	5	5
243	Land South of Low Lane, Heslington	0	0	1	0	0	3	0	0	4	0	0	0	0	5	1	14	8	6	6	6
232	Land south west of Heslington Playing Fields	2	2	1	0	3	4	0	5	2	3	0	0	0	0	1	0	0	0	0	0
244	Heslington West and East, University of York	4	4	4	0	5	4	4	5	3	5	2	0	1	5	5	51	30	21	25	21
289	Heslington West and East, University of York	2	2	4	0	5	2	2	5	2	5	4	0	0	5	3	41	22	19	21	19
333	1 Redgrave Close	3	2	1	0	0	5	5	5	3	5	3	0	1	5	1	39	21	18	20	18
341	Laburnum House 1 Laburnum Garth	4	4	3	0	0	5	5	4	3	5	3	0	1	5	1	43	25	18	22	18
342	Laburnum House 1 Laburnum Garth	4	4	3	0	0	5	5	4	3	5	3	0	1	5	1	43	25	18	22	18
343	77 Penyghent Avenue	3	4	5	5	0	5	5	4	3	5	0	0	1	5	1	46	31	15	19	15
345	56 Tang Hall Lane	3	4	5	4	0	5	5	5	3	5	0	0	1	5	1	46	31	15	19	15
367	10 Thorn Nook	5	4	3	0	0	5	5	5	3	5	5	0	1	0	1	42	27	15	19	15
395	8 Starkey Crescent	3	4	4	4	0	5	5	5	3	5	0	0	1	5	1	45	30	15	19	15
406	Laburnum House 1 Laburnum Garth	4	4	3	0	0	5	5	4	3	5	3	0	1	5	1	43	25	18	22	18
420	2a Mill Lane	5	4	3	0	3	5	5	5	3	5	5	0	3	5	3	54	30	24	28	24
482	66 Heworth Green	5	4	5	0	0	5	5	5	3	5	5	0	3	5	1	51	29	22	26	22
489	Yeomans Yard Little Hallfield Road	3	4	5	0	0	5	5	5	3	5	5	0	3	5	1	49	27	22	26	22
496	5 Giles Avenue	3	4	3	5	0	5	4	5	3	5	0	0	1	0	1	39	29	10	14	10
504	Unit 1 Fifth Avenue	3	4	5	0	0	5	5	5	3	5	5	0	3	5	1	49	27	22	26	22
518	Yearsley Bridge Adult Training Centre Huntington Road	3	0	3	0	0	5	5	5	3	5	2	0	1	5	1	38	21	17	17	17
525	26 Monkton Road	5	4	3	0	0	5	5	5	3	5	3	0	1	5	1	45	27	18	22	18
536	8 Dodswoth Avenue	5	2	0	0	3	5	5	4	3	5	5	0	3	0	3	43	24	19	21	19
86	Land at Redeness Street/Hallfield Road	3	4	3	0	3	5	5	5	3	5	5	0	3	5	3	52	28	24	28	24
201	Horwell Brothers Ltd	3	4	3	0	3	5	5	5	3	5	5	0	3	5	1	50	28	22	26	22
273	Land at Layerthorpe and James St	3	4	3	0	3	5	5	5	3	5	5	0	3	5	1	50	28	22	26	22
274	Land at Layerthorpe and James St	3	4	3	0	3	5	5	5	3	5	5	0	3	5	3	52	28	24	28	24
63	Melrosegate Field	3	4	5	4	0	5	5	5	3	5	2	0	1	5	3	50	31	19	23	19
137	Land at Heworth Croft	4	1	4	0	3	4	4	5	3	5	4	0	3	0	5	45	25	20	21	20
681	Eighth Avenue Allotments	3	4	5	4	0	5	5	5	3	5	3	0	1	0	1	44	31	13	17	13
336	1 Beans Way	3	0	3	0	0	0	0	4	0	3	0	0	0	5	0	21	10	11	11	11
349	440 Malton Road	0	0	0	0	0	5	4	4	2	3	3	0	0	5	0	26	13	13	13	13
438	3 Whitby Drive	5	4	5	4	0	4	4	4	3	3	2	0	1	5	1	45	30	15	19	15
475	440 Malton Road	0	0	0	0	0	5	4	4	2	3	3	0	0	5	0	26	13	13	13	13
497	Stray Garth Community Home 7-9 Stray Garth	3	1	3	0	0	4	4	4	3	5	5	0	1	5	1	39	19	20	21	20
512	Rowes Farm Bungalow Stockton Lane	0	0	0	0	0	4	0	4	3	0	0	0	0	5	0	16	8	8	8	8
519	QED Books 1 Straylands Grove	3	2	1	0	0	4	4	4	3	5	5	0	1	5	1	38	18	20	22	20
103	Land at Stockton Lane, York	4	0	4	0	0	0	0	4	3	0	2	0	0	5	1	28	12	16	16	16
153	Land north of Stockton Lane	4	0	4	0	0	0	0	4	3	3	2	0	0	5	1	26	12	14	14	14
187	Open Pasture Land North of Stockton Lane	4	0	4	0	0	0	0	4	3	3	0	0	0	5	1	24	12	12	12	12
245	City of York Hockey Club	3	1	1	0	0	2	2	4	3	5	2	0	0	5	1	29	13	16	17	16
254	Stockton Lane Land	4	1	4	0	0	0	0	4	3	3	0	0	0	0	1	20	13	7	8	7
102	Stockton Lane Land	4	0	3	0	0	0	0	4	3	3	0	0	0	5	1	23	11	12	12	12
104	Land south of Stockton Lane, York	2	2	4	0	0	0	0	4	3	0	0	0	0	5	1	21	12	9	11	9
198	Land off Stockton Lane	0	0	0	0	0	0	0	4	3	0	0	0	0	5	0	12	4	8	8	8
315	Amalgomated sites South of Stockton Lane	2	2	4	0	0	0	0	4	2	0	0	0	0	5	1	20	13	8	10	8
27	Land off Stockton Lane	2	0	1	0	0	0	0	4	3	3	0	0	0	5	1	19	7	12	12	12
5	Monkstray Recreation ground	4	4	4	0	0	4	4	5	3	5	4	0	1	5	5	48	25	23	27	23
316	Amalgomated sites North of Stockton Lane	4	0	4	0	0	0	0	4	3	5	2	0	0	5	1	28	12	16	16	16
437	Locomotive Inn Watson Street	0	4	5	2	3	5	4	5	3	5	0	3	5	5	1	50	28	22	26	22
446	Garages to R/O 11-21 Holly Bank Grove	0	4	5	0	3	4	4	5	3	5	0	0	3	5	1	42	25	17	21	17
492	63 Hobgate	5	4	5	0	0	5	5	5	2	5	0	0	3	5	1	45	29	16	20	16
510	Land to West of 50 Acomb Road	3	4	4	0	0	5	5	5	3	5	0	0	3	5	1	43	26	17	21	17
513	Tarmac Ltd Ouseacres	4	0	3	0	0	5	4	5	3	5	0	0	1	5	1	36	21	15	15	15
528	23 Linton Street	3	0	3	0	0	5	5	5	3	5	0	0	3	5	1	38	21	17	17	17
530	1-3 Acomb Road	2	4	5	0	0	5	5	5	3	5	0	0	3	5	3	45	26	19	23	19
533	Orchard House 8 Hamilton Drive East	0	4	5	2	3	5	5	5	3	5	0	1	5	5	1	49	29	20	24	20
675	York Central	4	4	4	0	0	4	4	2	5	5	4	1	5	5	5	51	23	28	32	28
62	Park off Balfour Street	0	1	5	0	0	5	5	5	3	5	0	0	3	5	3	40	21	19	20	19
587	Land at York RI Rugby Ground	2	4	4	0	0	4	4	5	2	3	0	0	3	5	3	39	23	16</		

Call for Sites Ref	SITE DETAILS				ENVIRONMENTAL CONSIDERATIONS								
	SITE NAME	Listed Buildings	Within Conservation Area	ConservationAreaName	Adjacent Conservation Area	Schedules Ancient Monuments	Areas of Archaeological Importance	Central Historic Core Conservation Area Zone	AQMA	Flood Zone 2	District GI Corridor	LocalGI Corridor	
146	Moor Lane, Haxby	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
164	Land at Usher Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
165	Westfield Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	
240	Clifton Gate Business Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
241	Land to North & West of A1237/Wigginton Road roundabout	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
568	Land between Moor Lane and Usher Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
19	Land between Haxby and Earswick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	
26	Windsor Drive Wigginton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
88	Land at Villa Pond	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
135	Field to west of B1363, south of Mill Lane junction	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
261	Windsor Drive, Wigginton, York	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
290	Land between Haxby and Earswick SE6157	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
176	Land at south of Station Road, Haxby	Within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
236	Land to south of Wigginton Football Club	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
158	Land at Westfield Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	
69	62 Mill lane Wigginton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
144	B1363/Wigginton No 7 Bridleway, Wigginton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
680	Station Road/ Calf Close Haxby	Within 250	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
462	Enclosure Farm Main Street Heslington	Within 50m	Yes	Heslington	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
467	Patch House Main Street Heslington	Within 50m	Yes	Heslington	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
133	Heslington Estate Land	n/a	n/a	n/a	n/a	Contains SAM	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor	
134	Heslington Estate Land	n/a	partly	Heslington	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor	
171	Lime tree Farm	Intersects 50m	partly	Heslington	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	
242	Land South of A64, Heslington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	Intersects Corridor	
243	Land South of Low Lane, Heslington	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor	
232	Land south west of Heslington Playing Fields	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	
244	Heslington West and East, University of York	Intersects 50m	partly	Heslington	within 50m	Within 50m	Intersects AAI	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a	
289	Heslington West and East, University of York	n/a	partly	Heslington	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	Intersects Corridor	
333	1 Redgrave Close	n/a	n/a	n/a	n/a	n/a	Within 500m	n/a	n/a	n/a	n/a	n/a	
341	Laburnum House 1 Laburnum Garth	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
342	Laburnum House 1 Laburnum Garth	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
343	77 Penyghent Avenue	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
345	56 Tang Hall Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	
367	10 Thorn Nook	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
395	8 Starkey Crescent	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
406	Laburnum House 1 Laburnum Garth	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
420	2a Mill Lane	Within 50m	n/a	n/a	within 50m	n/a	Within 50m	n/a	Within 250	Intersects Within Zone 2	n/a	n/a	
482	66 Heworth Green	Within 250	n/a	n/a	within 50m	n/a	Within 250m	n/a	Within 500	n/a	n/a	n/a	
489	Yeomans Yard Little Hallfield Road	n/a	n/a	n/a	n/a	n/a	Within 250m	n/a	Within 500	n/a	n/a	n/a	
496	5 Giles Avenue	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	
504	Unit 1 Fifth Avenue	n/a	n/a	n/a	n/a	n/a	Within 250m	n/a	Within 500	n/a	n/a	n/a	
518	Yearsley Bridge Adult Training Centre Huntington Road	Within 250	n/a	n/a	within 250m	n/a	Within 500m	n/a	n/a	Intersects Within Zone 2	n/a	n/a	
525	26 Monkton Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	
536	8 Dodsforth Avenue	Within 250	n/a	n/a	within 50m	n/a	Within 50m	n/a	Within 250	n/a	n/a	n/a	
86	Land at Redeness Street/Hallfield Road	Within 250	n/a	n/a	within 250m	n/a	Within 250m	n/a	Within 250	Intersects Within Zone 2	n/a	n/a	
201	Horwell Brothers Ltd	Within 250	n/a	n/a	within 250m	Within 250m	Intersects AAI	n/a	Within 250	Intersects Within Zone 2	n/a	n/a	
273	Land at Layerthorpe and James St	Within 250	n/a	n/a	within 250m	Within 250m	Within 50m	n/a	Within 250	Intersects Within Zone 2	n/a	n/a	
274	Land at Layerthorpe and James St	Within 250	n/a	n/a	within 250m	n/a	Within 250m	n/a	Within 250	Intersects Within Zone 2	n/a	n/a	
63	Melrosegate Field	n/a	n/a	n/a	n/a	n/a	Within 500m	n/a	n/a	Entirely Within Zone 2	Intersects Corridor	n/a	
137	Land at Heworth Croft	Within 50m	partly	Heworth Green/East Parade	within 50m	n/a	Entirely within AAI	n/a	Within 500	Intersects Within Zone 2	n/a	n/a	
681	Eighth Avenue Allotments	n/a	n/a	n/a	n/a	n/a	Within 500m	n/a	n/a	n/a	n/a	n/a	
336	1 Beans Way	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
349	440 Malton Road	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a	
438	3 Whitby Drive	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
475	440 Malton Road	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a	
497	Stray Garth Community Home 7-9 Stray Garth	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
512	Rowes Farm Bungalow Stockton Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a	
519	QED Books 1 Straylands Grove	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a	
103	Land at Stockton Lane, York	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a	
153	Land north of Stockton Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
187	Open Pasture Land North of Stockton Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
245	City of York Hockey Club	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a	
254	Stockton Lane Land	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
102	Stockton Lane Land	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
104	Land south of Stockton Lane, York	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor	
198	Land off Stockton Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a	
315	Amalgomated sites South of Stockton Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor	
27	Land off Stockton Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
5	Monkstray Recreation ground	Intersects 50m	partly	Heworth Green/East Parade	within 50m	n/a	Within 500m	n/a	n/a	n/a	Intersects Corridor	n/a	
316	Amalgomated sites North of Stockton Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a	
437	Locomotive Inn Watson Street	Within 50m	n/a	n/a	within 50m	n/a	Entirely within AAI	n/a	Within 250	n/a	n/a	n/a	
446	Garages to R/O 11-21 Holly Bank Grove	Within 250	n/a	n/a	within 250m	n/a	Within 250m	n/a	Within 500	Intersects Within Zone 2	Intersects Corridor	n/a	
492	63 Hobgate	n/a	n/a	n/a	n/a	n/a	Within 500m	n/a	n/a	n/a	n/a	n/a	
510	Land to West of 50 Acomb Road	Within 250	n/a	n/a	within 250m	n/a	Within 500m	n/a	Within 250	n/a	n/a	n/a	
513	Tarmac Ltd Ouseacres	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a	
528	23 Linton Street	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
530	1-3 Acomb Road	Within 50m	n/a	n/a	within 50m	n/a	Within 500m	n/a	Within 50m	Entirely Within Zone 2	n/a	n/a	
533	Orchard House 8 Hamilton Drive East	Within 250	partly	St Paul's Square / Holgate Road	within 50m	n/a	Intersects AAI	n/a	Within 250	Intersects Within Zone 2	n/a	n/a	
675	York Central	Intersects 50m	partly	Central Historic Core	within 50m	Within 50m	Intersects AAI	The Mount	Intersects 50m	Intersects Within Zone 2	n/a	Intersects Corridor	
62	Park off Balfour Street	n/a	n/a	n/a	n/a	n/a	Within 500m	n/a	Within 50m	Entirely Within Zone 2	n/a	n/a	
587	Land at York RI Rugby Ground	n/a	n/a	n/a	n/a	n/a	Within 500m	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a	
671	Park off Balfour Street, Leeman Road area.	n/a	n/a	n/a	n/a	n/a	Within 500m	n/a	Within 50m	Entirely Within Zone 2	n/a	n/a	
674	RO Cavender Grove / Adj Ouse Acres allotment gardens	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	Within 500	n/a	n/a	Entirely within corridor	
61	Salisbury Road former bowling green	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Within 50m	Intersects Within Zone 2	n/a	n/a	
673	Land at Water End, Clifton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Within 250	Intersects Within Zone 2	n/a	n/a	
2	75 Leeman Road, York	Within 250	n/a	n/a	n/a	n/a	Within 50m	n/a	Intersects 50m	n/a	n/a	n/a	

Call for Sites Ref	SITE DETAILS					REASON TAKEN FORWARD					
	SITE NAME	Agricultural land Classification	Tree Protection Orders	PROW onsite	PROW within 400m	Developable Area Remaining	Analysed for Residential potential	Analysed for Employment potential	Reason not taken forward	Allocated	Local Plan Ref
146	Moor Lane, Haxby	GRADE 3	No	No	Yes	4.595	No	No	Considered as part of another site	No	N/A
164	Land at Usher Lane	GRADE 3	No	No	Yes	1.012	No	No	Considered as part of another site	No	N/A
165	Westfield Lane	GRADE 3	No	No	Yes	0.111	No	No	Considered as part of another site	No	N/A
240	Clifton Gate Business Park	GRADE 3	No	No	No	0.000	No	No	Considered as part of another site	No	N/A
241	Land to North & West of A1237/Wigginton Road roundabout	GRADE 3	No	No	No	0.000	No	No	Considered as part of another site	No	N/A
568	Land between Moor Lane and Usher Lane	GRADE 3	No	Yes	Yes	18.660	No	No	Considered as part of another site	No	N/A
19	Land between Haxby and Earswick	GRADE 3	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
26	Windsor Drive Wigginton	GRADE 3	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
88	Land at Villa Pond	GRADE 3	No	No	No	0.000	No	No	Failed Criteria 1	No	N/A
135	Field to west of B1363, south of Mill Lane junction	GRADE 3	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
261	Windsor Drive, Wigginton, York	GRADE 3	No	Yes	Yes	0.000	No	No	Failed Criteria 1	No	N/A
290	Land between Haxby and Earswick SE6157	GRADE 3	No	Yes	Yes	0.000	No	No	Failed Criteria 1	No	N/A
176	Land at south of Station Road, Haxby	URBAN	No	No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
236	Land to south of Wigginton Football Club	GRADE 3	No	No	Yes	0.000	No	No	Not Submitted for Development	No	N/A
158	Land at Westfield Lane	GRADE 3	No	No	Yes	0.111	No	No	Under Threshold	No	N/A
69	62 Mill lane Wigginton	GRADE 3	No	No	Yes	0.393	No	No	Under Threshold	No	N/A
144	B1363/Wigginton No 7 Bridleway, Wigginton	GRADE 3	No	No	Yes	0.151	No	No	Under Threshold	No	N/A
680	Station Road/ Calf Close Haxby	URBAN	No	No	Yes	0.025	No	No	Under Threshold	No	N/A
462	Enclosure Farm Main Street Heslington	Other	No	No	Yes	0.219	No	No	Already Committed Residential	No	N/A
467	Patch House Main Street Heslington	Other	No	No	Yes	0.074	No	No	Already Committed Residential	No	N/A
133	Heslington Estate Land	GRADE 2	No	Yes	Yes	345.070	No	No	Considered as part of another site	No	N/A
134	Heslington Estate Land	Grade 3a	No	Yes	Yes	0.302	No	No	Considered as part of another site	No	N/A
171	Lime tree Farm	Grade 3a	Yes	Yes	Yes	0.727	No	No	Considered as part of another site	No	N/A
242	Land South of A64, Heslington	GRADE 2	No	Yes	Yes	83.384	No	No	Considered as part of another site	No	N/A
243	Land South of Low Lane, Heslington	Grade 3a	No	Yes	Yes	0.475	No	No	Considered as part of another site	No	N/A
232	Land south west of Heslington Playing Fields	Grade 3a	No	No	Yes	0.000	No	No	Not Submitted for Development	No	N/A
244	Heslington West and East, University of York	Grade 2	Yes	Yes	Yes	56.654	No	No	Not Submitted for Development	No	N/A
289	Heslington West and East, University of York	Grade 2	No	Yes	Yes but under investigation	99.806	No	No	Not Submitted for Development	No	N/A
333	1 Redgrave Close	Other	No	No	Yes but under investigation	0.053	No	No	Already Committed Residential	No	N/A
341	Laburnum House 1 Laburnum Garth	Other	No	No	Yes but under investigation	0.066	No	No	Already Committed Residential	No	N/A
342	Laburnum House 1 Laburnum Garth	Other	No	No	Yes but under investigation	0.066	No	No	Already Committed Residential	No	N/A
343	77 Penyghent Avenue	Other	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
345	56 Tang Hall Lane	Other	No	No	Yes	0.031	No	No	Already Committed Residential	No	N/A
367	10 Thorn Nook	Other	No	No	Yes but under investigation	0.042	No	No	Already Committed Residential	No	N/A
395	8 Starkey Crescent	Other	No	No	Yes	0.035	No	No	Already Committed Residential	No	N/A
406	Laburnum House 1 Laburnum Garth	Other	No	No	Yes but under investigation	0.041	No	No	Already Committed Residential	No	N/A
420	2a Mill Lane	Other	No	No	Yes	0.024	No	No	Already Committed Residential	No	N/A
482	66 Heworth Green	Other	No	No	Yes	0.031	No	No	Already Committed Residential	No	N/A
489	Yeomans Yard Little Hallfield Road	Other	No	No	Yes	0.144	No	No	Already Committed Residential	No	N/A
496	5 Giles Avenue	Other	No	No	Yes	0.040	No	No	Already Committed Residential	No	N/A
504	Unit 1 Fifth Avenue	Other	No	No	Yes	0.025	No	No	Already Committed Residential	No	N/A
518	Yearsley Bridge Adult Training Centre Huntington Road	Other	No	No	Yes	0.879	No	No	Already Committed Residential	No	N/A
525	26 Monkton Road	Other	No	No	Yes but under investigation	0.031	No	No	Already Committed Residential	No	N/A
536	8 Dodsworth Avenue	Other	No	No	Yes	0.026	No	No	Already Committed Residential	No	N/A
86	Land at Redeness Street/Hallfield Road	Other	No	No	Yes but under investigation	0.654	No	No	Considered as part of another site	No	N/A
201	Horwell Brothers Ltd	Other	No	No	Yes but under investigation	0.154	No	No	Considered as part of another site	No	N/A
273	Land at Layerthorpe and James St	Other	No	No	Yes but under investigation	0.069	No	No	Considered as part of another site	No	N/A
274	Land at Layerthorpe and James St	Other	No	No	Yes but under investigation	0.571	No	No	Considered as part of another site	No	N/A
63	Melrosegate Field	Other	No	No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
137	Land at Heworth Croft	Other	No	No	Yes but under investigation	0.065	No	No	Under Threshold	No	N/A
681	Eighth Avenue Allotments	Other	No	No	Yes	0.122	No	No	Under Threshold	No	N/A
336	1 Beans Way	Other	No	No	No	0.055	No	No	Already Committed Residential	No	N/A
349	440 Malton Road	Grade 3b	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
438	3 Whitby Drive	Other	No	No	Yes	0.265	No	No	Already Committed Residential	No	N/A
475	440 Malton Road	Grade 3b	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
497	Stray Garth Community Home 7-9 Stray Garth	Other	No	No	Yes but under investigation	0.107	No	No	Already Committed Residential	No	N/A
512	Rowes Farm Bungalow Stockton Lane	Grade 3b	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
519	QED Books 1 Straylands Grove	Other	Yes	No	Yes but under investigation	0.163	No	No	Already Committed Residential	No	N/A
103	Land at Stockton Lane, York	Other	No	No	Yes but under investigation	0.000	No	No	Considered as part of another site	No	N/A
153	Land north of Stockton Lane	Other	No	No	Yes but under investigation	0.103	No	No	Considered as part of another site	No	N/A
187	Open Pasture Land North of Stockton Lane	Other	No	No	No	0.104	No	No	Considered as part of another site	No	N/A
245	City of York Hockey Club	Other	No	No	Yes but under investigation	0.000	No	No	Considered as part of another site	No	N/A
254	Stockton Lane Land	Other	No	No	No	0.132	No	No	Considered as part of another site	No	N/A
102	Stockton Lane Land	Other	No	No	No	0.000	No	No	Considered as part of another site	No	N/A
104	Land south of Stockton Lane, York	Grade 3a	No	No	No	27.206	No	No	Considered as part of another site	No	N/A
198	Land off Stockton Lane	Other	No	No	No	0.202	No	No	Considered as part of another site	No	N/A
315	Amalgomated sites South of Stockton Lane	Grade 3a	No	Yes	No	29.867	No	No	Considered as part of another site	No	N/A
27	Land off Stockton Lane	Grade 3b	No	No	No	0.000	No	No	Failed Criteria 1	No	N/A
5	Monkstray Recreation ground	Other	No	No	Yes but under investigation	0.000	No	No	Failed Criteria 2	No	N/A
316	Amalgomated sites North of Stockton Lane	Other	No	No	Yes but under investigation	0.103	No	No	Under Threshold	No	N/A
437	Locomotive Inn Watson Street	Other	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
446	Garages to R/O 11-21 Holly Bank Grove	Other	No	No	Yes	0.126	No	No	Already Committed Residential	No	N/A
492	63 Hobgate	Other	No	No	Yes	0.040	No	No	Already Committed Residential	No	N/A
510	Land to West of 50 Acomb Road	Other	No	No	Yes but under investigation	0.083	No	No	Already Committed Residential	No	N/A
513	Tarmac Ltd Ouseacres	Other	No	No	Yes	1.673	No	No	Already Committed Residential	No	N/A
528	23 Linton Street	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
530	1-3 Acomb Road	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
533	Orchard House 8 Hamilton Drive East	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
675	York Central	Other	No	Yes	Yes	61.357	No	No	Considered as part of another site	No	N/A
62	Park off Balfour Street	Other	No	No	Yes but under investigation	0.000	No	No	Failed Criteria 2	No	N/A
587	Land at York RI Rugby Ground	Other	No	No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
671	Park off Balfour Street, Leeman Road area.	Other	No	No	Yes but under investigation	0.000	No	No	Failed Criteria 2	No	N/A
674	RO Cavender Grove / Adj Ouse Acres allotment gardens	Other	No	No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
61	Salisbury Road former bowling green	Other	No	No	Yes	0.243	No	No	Failed Criteria 3	No	N/A
673	Land at Water End, Clifton	Other	No	No	Yes but under investigation	0.000	No	No	Failed Criteria 3	No	N/A
2	75 Leeman Road, York	Other	No	No	Yes	0.186	No	No	Under Threshold	No	N/A

Call for Sites Ref	SITE DETAILS						ENVIRONMENTAL									
	SITE NAME	Site Size	Category A submission	Site Location	Ward	Residential Properties Within 400m	Brownfield /Greenfield	Flood Risk 3b	Flood Zone 3a	Historic Character and Setting	Statutory Nature Conservation Sites	Regional Green Infrastructure Corridor	Ancient woodland	SINC site	Area of Local Nature Conservation Interest	
672	Land at Water End, Clifton	0.683	Yes	Urban	Holgate	1419	Greenfield	no	Within zone 3a	no	no	no	no	Adjacent	no	
339	171a Hull Road	0.032	Yes	Urban	Hull Road	883	GDN	no	n/a	no	no	no	no	no	no	
364	27 Ingleborough Avenue	0.046	Yes	Urban	Hull Road	916	GDN	no	n/a	no	no	no	no	no	no	
531	99 Millfield Lane	0.094	Yes	Urban	Hull Road	1435	GDN	no	n/a	no	no	no	no	no	no	
432	Plot 5 Monks Cross Drive Huntington	0.881	Yes	Suburban	Huntington & New Earswick	0	Brownfield	no	n/a	no	no	no	no	no	no	
636	South of Monks Cross	13.380	Yes	Suburban	Huntington & New Earswick	52	Greenfield	no	Intersects zone 3a	partly	no	no	no	no	intersects	
637	Monks Cross Stadium, Kathryn Avenue	3.990	Yes	Suburban	Huntington & New Earswick	162	Greenfield	no	n/a	no	no	no	no	no	intersects	
331	59 The Old Village Huntington	0.027	Yes	Suburban	Huntington & New Earswick	598	Greenfield	no	n/a	no	no	no	no	no	no	
388	Beechwood Beechwood Hopgrove	0.141	Yes	Rural	Huntington & New Earswick	16	Greenfield	no	n/a	yes	no	no	no	no	no	
499	279 Huntington Road	0.145	Yes	Urban	Huntington & New Earswick	1096	Brownfield/GDN	Partly	Intersects zone 3a	no	no	partly	no	no	Adjacent	
540	580 Huntington Road	0.126	Yes	Suburban	Huntington & New Earswick	603	Brownfield	no	n/a	no	no	no	no	no	no	
560	Brecks Lane, Huntington	5.259	Yes	Suburban	Huntington & New Earswick	906	Greenfield	no	n/a	no	no	no	no	intersects	no	
642	Elm Tree Garage Car Park	0.385	Yes	Suburban	Huntington & New Earswick	715	Brownfield	no	Intersects zone 3a	no	no	no	no	no	no	
189	Monks Cross North	18.821	Yes	Adjacent to Suburban Area	Huntington & New Earswick	513	Greenfield	no	n/a	no	no	no	no	Adjacent	no	
114	Land at Crompton Farm	3.201	Yes	Adjacent to Large Village	Huntington & New Earswick	227	Greenfield	partly	Adjacent	partly	no	no	no	Adjacent	Adjacent	
157	Land at Hopgrove Farm	31.121	Yes	Adjacent to Small Village	Huntington & New Earswick	94	Greenfield	no	Adjacent	partly	no	no	no	no	no	
633	North of Monks Cross	0.696	Yes	Suburban	Huntington & New Earswick	0	Greenfield	no	n/a	no	no	no	no	no	no	
634	Cement Works, Monks Cross	1.044	Yes	Suburban	Huntington & New Earswick	0	Greenfield	no	n/a	no	no	no	no	no	no	
3	Chowdene Camping and Caravan Site	1.003	Yes	Rural	Huntington & New Earswick	133	Mixture	no	n/a	partly	no	no	no	no	intersects	
4	Land at North Lane Huntington	1.081	Yes	Adjacent to Suburban Area	Huntington & New Earswick	614	Greenfield	no	n/a	no	no	no	no	no	no	
14	Land off Broome Close and North lane Huntington	2.081	Yes	Adjacent to Suburban Area	Huntington & New Earswick	585	Greenfield	no	n/a	no	no	no	no	Adjacent	no	
51	Land at New Lane, Huntington, York	0.393	Yes	Rural	Huntington & New Earswick	182	Greenfield	no	n/a	no	no	no	no	no	Entirely Within	
73	Land to East of Fire Station, Earswick	13.549	Yes	Rural	Huntington & New Earswick	266	Greenfield	no	n/a	no	no	no	no	Adjacent	Adjacent	
77	White Horse Farm, North Lane Huntington	2.517	Yes	Rural	Huntington & New Earswick	0	Mixture	no	n/a	partly	no	no	no	no	no	
96	Monks Cross Shopping Park (phase 2) Julie Ave	0.141	Yes	Suburban	Huntington & New Earswick	0	Previously developm	no	n/a	no	no	no	no	no	no	
118	Land off North Lane - Field Nos 4740 & 6436	5.556	Yes	Rural	Huntington & New Earswick	393	Greenfield	no	n/a	no	no	no	no	Adjacent	Adjacent	
155	New Lane, huntington	11.627	Yes	Adjacent to Suburban Area	Huntington & New Earswick	1269	Greenfield	no	n/a	no	no	no	no	Adjacent to	Adjacent to	
169	New Lane	4.642	Yes	Adjacent to Suburban Area	Huntington & New Earswick	792	Greenfield	no	n/a	no	no	no	no	no	intersects	
190	Land North of Monks Cross	70.437	Yes	Adjacent to Suburban Area	Huntington & New Earswick	1095	Greenfield	no	n/a	no	no	no	no	contains entire	contains entire	
191	Land off Avon Drive Huntingotn	4.698	Yes	Adjacent to Suburban Area	Huntington & New Earswick	741	Greenfield	no	n/a	no	no	no	no	no	no	
195	Land between RO 47 Avon Drive and A1237	0.535	Yes	Adjacent to Suburban Area	Huntington & New Earswick	312	Greenfield	no	n/a	no	no	no	no	Adjacent to	Adjacent to	
204	Land off Garth Road, Huntington	1.117	Yes	Adjacent to Suburban Area	Huntington & New Earswick	131	Greenfield	no	n/a	no	no	no	no	no	no	
272	Land at New Lane, Huntington, York	4.199	Yes	Adjacent to Suburban Area	Huntington & New Earswick	754	Greenfield	no	n/a	no	no	no	no	no	intersects	
275	White Horse Farm, North lane Huntington	8.361	Yes	Adjacent to Suburban Area	Huntington & New Earswick	483	Mixture	no	n/a	no	no	no	no	no	no	
276	White Horse Farm, North lane Huntington	5.345	Yes	Rural	Huntington & New Earswick	0	Mixture	no	n/a	partly	no	no	no	no	no	
277	White Horse Farm, North lane Huntington	14.701	Yes	Rural	Huntington & New Earswick	401	Mixture	no	n/a	no	no	no	no	no	no	
278	Monks Cross Shopping Park (phase 2) Julie Ave	0.062	Yes	Suburban	Huntington & New Earswick	0	Previously developm	no	n/a	no	no	no	no	no	no	
279	Monks Cross Shopping Park (phase 2) Julie Ave	0.649	Yes	Suburban	Huntington & New Earswick	0	Previously developm	no	n/a	no	no	no	no	no	no	
306	Amalgomated sites off Malton Road/New lane	3.290	Yes	Rural	Huntington & New Earswick	487	Greenfield	no	n/a	partly	no	no	no	no	intersects	
319	Amalgomated Sites Hopgrove Farm to Monks Cross Link	33.637	Yes	Adjacent to Small Village	Huntington & New Earswick	94	Greenfield	no	Adjacent	partly	no	no	no	no	no	
320	Amalgomated Sites at New Lane Huntington	16.269	Yes	Adjacent to Suburban Area	Huntington & New Earswick	1424	Greenfield	no	n/a	no	no	no	no	no	intersects	
632	Site North of Monks Cross	10.490	Yes	Rural	Huntington & New Earswick	0	Greenfield	no	n/a	partly	no	no	no	no	no	
638	New Lane Monks Cross	4.415	Yes	Rural	Huntington & New Earswick	637	Greenfield	no	n/a	Adjacent	no	no	no	Adjacent to	Adjacent to	
17	Land off New Lane Huntington	2.288	Yes	Rural	Huntington & New Earswick	487	Greenfield	no	n/a	partly	no	no	no	no	no	
18	Land between Haxby and Ring Road	8.500	Yes	Rural	Huntington & New Earswick	230	Greenfield	no	n/a	yes	no	partly	no	no	no	
68	Haxby Road Farm	0.282	Yes	Rural	Huntington & New Earswick	196	Greenfield	no	n/a	yes	no	no	no	Adjacent	no	
70	Beechwood, Malton Road	11.355	Yes	Rural	Huntington & New Earswick	93	Mixture	no	n/a	yes	no	no	no	no	no	
75	SLIP INN SITE/South of Monks Cross	1.211	Yes	Adjacent to Suburban Area	Huntington & New Earswick	21	Mixture	no	n/a	yes	no	no	no	no	no	
85	Land to North of A64 (T) Hopgrove Interchange, York	2.055	Yes	Rural	Huntington & New Earswick	94	Greenfield	no	Intersects zone 3a	yes	no	no	no	no	no	
115	Crompton Farm	0.604	Yes	Adjacent to Large Village	Huntington & New Earswick	194	Greenfield	no	n/a	yes	no	no	no	no	no	
182	Old School Playing Field	5.754	Yes	Adjacent to Suburban Area	Huntington & New Earswick	726	Mixture	no	n/a	partly	no	partly	no	no	Entirely Within	
184	Land to the South of A1237	6.676	Yes	Adjacent to Suburban Area	Huntington & New Earswick	257	Greenfield	partly	Intersects zone 3a	partly	no	no	no	no	no	
263	Land to rear of Hopgrove PH	1.885	Yes	Rural	Huntington & New Earswick	90	Greenfield	no	Within zone 3a	yes	no	no	no	no	no	
292	Land North and Adj of Outer Ring road and Haxby Road	3.651	Yes	Rural	Huntington & New Earswick	102	Greenfield	no	n/a	yes	no	partly	no	no	no	
646	Land to Rear of 283/285 Huntington Road	0.073	Yes	Urban	Huntington & New Earswick	1050	Greenfield	Partly	Intersects zone 3a	no	no	partly	no	no	Adjacent	
640	Land off Jockey Lane, Huntington	0.262	Yes	Suburban	Huntington & New Earswick	618	Greenfield	no	n/a	no	no	no	no	no	no	
641	Land at White Rose Grove, Westfield	0.230	Yes	Suburban	Huntington & New Earswick	677	Greenfield	no	n/a	no	no	no	no	no	no	
643	Land off Alder Way, westfield	0.207	Yes	Suburban	Huntington & New Earswick	402	Greenfield	no	n/a	no	no	no	no	no	no	
139	Mille Crux sports ground	2.901	No	Urban	Huntington & New Earswick	888	Mixture	no	n/a	no	no	Yes	no	no	no	
140	Mille Crux sports ground	13.273	No	Urban	Huntington & New Earswick	2204	Mixture	partly	Intersects zone 3a	no	no	yes	no	no	no	
141	Northfields playing pitches	9.393	No	Adjacent to Urban Area	Huntington & New Earswick	465	Greenfield	no	n/a	partly	no	partly	no	no	Adjacent	
48	Park Avenue, New Earswick	0.030	Yes	Suburban	Huntington & New Earswick	298	Greenfield	no	n/a	no	no	no	no	no	no	
570	Park Avenue New Earswick 164e	0.022	Yes	Suburban	Huntington & New Earswick	298	Greenfield	no	n/a	no	no	no	no	no	no	
644	Sessions of York	0.327	Yes	Suburban	Huntington & New Earswick	1002	Brownfield	Partly	Intersects zone 3a	no	no	partly	no	no	no	
347	121 The Mount	0.266	Yes	Urban	Micklegate	1142	Brownfield	no	n/a	no	no	no	no	no	no	
351	The Heads House 1 Love Lane	0.051	Yes	Urban	Micklegate	996	GDN	no	n/a	no	no	no	no	no	no	
354	Second Floor 41 Millfield Road	0.010	Yes	Urban	Micklegate	2011	Brownfield	no	n/a	no	no	no	no	no	no	
357	46 Scarcroft Road	0.018	Yes	Urban	Micklegate	2074	Brownfield	no	n/a	no	no	no	no	no	no	
369	41 Micklegate	0.014	Yes	City Centre	Micklegate	1562	Brownfield	no	n/a	no	no	no	no	no	no	
370	Express-o 13 Bridge Street	0.010	Yes	City Centre	Micklegate	1435	Brownfield	no	Within zone 3a	no	no	Adjacent	no	no	no	
387	2 St Martins Lane	0.012	Yes	City Centre	Micklegate	1436	Brownfield	no	n/a	no	no	no	no	no	no	
394	7 Charlton Street	0.021	Yes	Urban	Micklegate	2071	GDN	no	n/a	no	no	no	no	no	no	
401	51 Skeldergate	0.009	Yes	City Centre	Micklegate	2003	Brownfield	no	Entirely within 3a	no	no	partly	no	no	no	
404	Parkside Nursing Home 98-100 Bishopthorpe Road	0.053	Yes	Urban	Micklegate	1730	Brownfield	no	n/a	no	no	no	no	no	no	
412	The Ruins 32a Dale Street	0.024	Yes	Urban	Micklegate	2000	Brownfield	no	n/a	partly	no	no	no	no	no	
425	South Bank Social Club 12 Ovington Terrace	0.013	Yes	Urban	Micklegate	1510	Brownfield	no	n/a	no	no	no	no	no	no	
426	All Saints Church North Street	0.122	Yes	City Centre	Micklegate	1191	Brownfield	no	Entirely within 3a	no	no	partly	no	no	no	
434	Moat Hotel Nunnery Lane	0.068	Yes	City Centre	Micklegate	2517	Brownfield	no	n/a	no	no	no	no	no	no	
441	Cygnnet Inn Cygnnet Street	0.076	Yes	Urban	Micklegate	2494	Brownfield	no	n/a	no	no	no	no	no	no	
463	Promenade WMC St Benedict Court St Benedict Road	0.080	Yes	Urban	Micklegate	2447	Brownfield	no	n/a	no	no	no	no	no	no	
484	4 Scarcroft Lane	0.013	Yes	Urban	Micklegate	2136	GDN	no	n/a	Enitely	no	no	no	no	no	
493	96 Bishopthorpe Road	0.019	Yes	Urban	Micklegate	1702	Brownfield	no	n/a	no	no	no	no	no	no	
500	15 Albermarle Road	0.140	Yes	Urban	Micklegate	1122	GDN	no	n/a	partly	no	no	no	no	no	
506	Toft Green R/O 112 Micklegate	0.012	Yes	City Centre	Micklegate	1254	Brownfield	no	n/a	no	no	no	no	no	no	
521	1 Reubens Court	0.011	Yes	City Centre	Micklegate	2033	Brownfield	no	n/a	no	no	no	no	no	no	
522	The Bonding Warehouse Skeldergate	0.119	Yes	City Centre	Micklegate	2218	Brownfield	Partly	Entirely within 3a	no	no	partly	no	intersects	no	

Call for Sites Ref	SITE NAME	SOCIAL									ECONOMIC						SCORES				
		Doctors SCORE	Nurserys SCORE	Primary School SCORE	Secondary School SCORE	Higher Education Establishments SCORE	Neighbourhood Parade SCORE	Supermarket SCORE	Access to Openspace SCORE	Non-Frequent Bus routes SCORE	Frequent Bus routes SCORE	Park & Ride stops SCORE	Railway Station Walk SCORE	Railway Station Cycle SCORE	Adopted Highways SCORE	Cycle Routes SCORE	Residential Overall Score	Residential Service Score	Residential Transport Score	Employment Overall Score	Employment Transport Score
672	Land at Water End, Clifton	0	0	3	0	0	5	5	5	3	5	0	0	3	5	3	37	18	19	19	19
339	171a Hull Road	5	2	5	3	5	5	4	4	3	5	3	0	1	5	3	53	33	20	22	20
364	27 Ingleborough Avenue	5	4	5	4	3	5	5	4	2	5	2	0	1	5	1	51	35	16	20	16
531	99 Millfield Lane	5	1	3	2	3	5	5	4	3	5	2	0	1	0	1	40	28	12	13	12
432	Plot 5 Monks Cross Drive Huntington	2	0	1	0	0	5	5	4	3	5	5	0	0	5	3	38	17	21	21	21
636	South of Monks Cross	0	2	1	0	0	4	4	4	3	5	4	0	0	5	5	37	15	22	24	22
637	Monks Cross Stadium, Kathryn Avenue	2	0	1	0	3	5	5	4	3	5	4	0	0	5	5	42	20	22	22	22
331	59 The Old Village Huntington	5	0	3	2	3	5	5	4	0	5	0	0	0	0	1	33	27	6	6	6
388	Beechwood Beechwood Hopgrove	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	3	3	0	0	0
499	279 Huntington Road	3	2	4	0	0	5	5	4	3	5	0	0	1	0	3	35	23	12	14	12
540	580 Huntington Road	5	0	5	4	5	5	4	4	2	5	0	0	0	3	42	32	10	10	10	
560	Brecks Lane, Huntington	4	2	4	4	3	4	4	4	2	3	2	0	0	5	1	42	29	13	15	13
642	Elm Tree Garage Car Park	5	1	4	2	3	5	5	5	3	5	0	0	0	5	3	46	30	16	17	16
189	Monks Cross North	4	0	4	0	4	4	4	4	3	5	4	0	0	5	1	38	20	18	18	18
114	Land at Crompton Farm	0	0	1	2	3	4	4	4	3	5	0	0	0	3	29	18	11	11	11	
157	Land at Hopgrove Farm	0	0	0	0	0	2	2	4	2	3	4	0	0	5	1	23	8	15	15	15
633	North of Monks Cross	0	0	0	0	0	5	4	4	3	5	4	0	0	5	5	35	13	22	22	22
634	Cement Works, Monks Cross	0	0	0	0	0	5	5	4	3	5	5	0	0	5	3	35	14	21	21	21
3	Chowdene Camping and Caravan Site	3	4	3	0	0	4	4	4	3	5	4	0	0	5	3	42	22	20	24	20
4	Land at North Lane Huntington	4	0	3	0	0	4	4	4	4	0	5	0	0	5	1	30	19	11	11	11
14	Land off Broome Close and North lane Huntington	4	0	3	0	0	4	4	4	5	0	3	0	0	5	1	29	20	9	9	9
51	Land at New Lane, Huntington, York	3	4	3	0	4	4	4	4	3	5	5	0	0	5	5	40	22	18	22	18
73	Land to East of Fire Station, Earswick	0	0	0	0	0	0	0	4	0	3	0	0	0	5	1	13	4	9	9	9
77	White Horse Farm, North Lane Huntington	0	0	0	0	0	5	4	4	3	5	4	0	0	0	1	26	13	13	13	13
96	Monks Cross Shopping Park (phase 2) Julie Ave	0	0	0	0	0	5	5	4	3	5	5	0	0	0	3	37	14	23	23	23
118	Land off North Lane - Field Nos 4740 & 6436	2	0	1	0	0	2	2	2	0	3	0	0	0	5	0	17	9	8	8	8
155	New Lane, huntington	2	2	4	0	3	4	4	4	3	5	4	0	0	5	3	43	23	20	22	20
169	New Lane	4	4	4	0	0	4	4	4	3	5	4	0	0	5	5	46	24	22	26	22
190	Land North of Monks Cross	4	0	4	0	0	2	2	5	0	3	4	0	0	5	1	30	17	13	13	13
191	Land off Avon Drive Huntingotn	3	0	0	0	0	4	4	4	0	5	0	0	0	5	3	28	15	13	13	13
195	Land between RO 47 Avon Drive and A1237	3	0	0	0	0	4	4	4	0	3	0	0	0	5	1	24	15	9	9	9
204	Land off Garth Road, Huntington	3	0	3	0	0	4	4	2	2	3	3	0	0	0	1	25	16	9	9	9
272	Land at New Lane, Huntington, York	4	4	4	0	0	4	4	4	3	5	4	0	0	5	3	44	24	20	24	20
275	White Horse Farm, North lane Huntington	4	0	4	0	0	4	2	4	2	3	4	0	0	0	1	28	18	10	10	10
276	White Horse Farm, North lane Huntington	0	0	0	0	0	0	0	0	0	0	2	0	0	5	0	7	0	7	7	7
277	White Horse Farm, North lane Huntington	2	0	1	0	0	2	2	4	0	3	2	0	0	5	1	22	11	11	11	11
278	Monks Cross Shopping Park (phase 2) Julie Ave	0	0	0	0	0	5	5	4	3	5	5	0	0	5	3	35	14	21	21	21
279	Monks Cross Shopping Park (phase 2) Julie Ave	0	0	0	0	0	5	5	4	3	5	5	0	0	5	5	37	14	23	23	23
306	Amalgomated sites off Malton Road/New lane	3	4	3	0	0	2	2	4	3	5	4	0	0	5	3	38	18	20	24	20
319	Amalgomated Sites Hopgrove Farm to Monks Cross Link	0	0	0	0	0	2	2	4	2	3	4	0	0	5	1	23	8	15	15	15
320	Amalgomated Sites at New Lane Huntington	4	2	4	0	3	4	4	4	3	5	4	0	0	5	5	47	25	22	24	22
632	Site North of Monks Cross	0	0	0	0	0	2	2	4	2	3	4	0	0	5	1	23	8	15	15	15
638	New Lane Monks Cross	4	4	4	0	0	4	4	4	3	5	4	0	0	5	3	44	24	20	24	20
17	Land off New Lane Huntington	3	4	3	0	0	4	4	4	3	5	4	0	0	5	3	42	22	20	24	20
18	Land between Haxby and Ring Road	0	2	0	4	3	1	0	4	3	5	0	0	0	5	3	30	14	16	18	16
68	Haxby Road Farm	0	4	3	4	5	1	0	4	3	5	0	0	0	5	3	37	21	16	20	16
70	Beechwood, Malton Road	0	0	0	0	0	1	0	4	0	0	0	0	0	5	0	10	5	5	5	5
75	SLIP INN SITE/South of Monks Cross	0	0	0	0	0	4	4	4	2	5	4	0	0	5	1	29	12	17	17	17
85	Land to North of A64 (T) Hopgrove Interchange, York	0	0	0	0	0	1	0	4	2	0	0	0	0	5	0	12	5	7	7	7
115	Crompton Farm	0	0	0	2	3	1	0	4	3	5	0	0	0	5	3	26	10	16	16	16
182	Old School Playing Field	2	4	4	4	5	4	4	5	3	5	0	0	0	5	3	48	32	16	20	16
184	Land to the South of A1237	0	4	1	4	5	0	0	4	3	5	0	0	0	0	3	29	18	11	15	11
263	Land to rear of Hopgrove PH	0	0	0	0	0	5	0	4	2	0	0	0	0	5	0	16	9	7	7	7
292	Land North and Adj of Outer Ring road and Haxby Road	0	0	0	2	3	1	0	4	3	5	0	0	0	5	3	26	10	16	16	16
646	Land to Rear of 283/285 Huntington Road	3	4	5	0	0	5	5	4	3	5	0	0	1	0	3	38	26	12	16	12
640	Land off Jockey Lane, Huntington	0	2	3	4	3	4	4	4	3	5	3	0	0	5	3	43	24	19	21	19
641	Land at White Rose Grove, Westfield	5	1	3	2	5	3	5	5	3	5	0	0	0	5	5	47	29	18	19	18
643	Land off Alder Way, westfield	5	1	3	0	3	4	4	5	3	5	0	0	0	5	3	41	25	16	17	16
139	Mille Crux sports ground	2	1	0	0	0	1	1	4	3	5	0	0	1	5	1	0	0	0	0	0
140	Mille Crux sports ground	2	0	4	0	0	2	2	5	3	5	0	0	1	5	3	0	0	0	0	0
141	Northfields playing pitches	2	0	0	0	0	1	1	4	2	5	0	0	1	5	3	0	0	0	0	0
48	Park Avenue, New Earswick	0	4	3	4	5	4	4	4	3	5	0	0	0	1	37	28	9	13	9	
570	Park Avenue New Earswick 164e	0	4	3	4	5	4	4	4	3	5	0	0	0	1	37	28	9	13	9	
644	Sessions of York	0	4	1	4	3	4	5	4	3	5	0	0	1	5	3	42	25	17	21	17
347	121 The Mount	0	1	0	5	5	4	5	5	3	5	3	1	5	5	3	50	25	25	26	25
351	The Heads House 1 Love Lane	0	2	0	3	5	5	4	4	3	5	3	1	5	0	1	41	23	18	20	18
354	Second Floor 41 Millfield Road	4	2	3	5	5	5	5	5	3	5	3	1	5	5	3	59	34	25	27	25
357	46 Scarcroft Road	0	4	5	5	5	5	5	5	3	5	3	1	5	5	3	59	34	25	29	25
369	41 Micklegate	0	4	0	3	3	5	5	5	3	5	5	3	5	5	3	54	25	29	33	29
370	Express-o 13 Bridge Street	0	4	0	2	3	4	5	5	3	5	5	3	5	5	3	52	23	29	33	29
387	2 St Martins Lane	0	4	0	3	3	5	5	5	3	5	5	3	5	5	1	52	25	27	31	27
394	7 Charlton Street	5	1	3	4	3	5	5	5	3	5	3	1	5	5	1	54	31	23	24	23
401	51 Skeldergate	0	4	0	2	0	5	5	5	3	5	5	1	5	5	3	51	24	27	31	27
404	Parkside Nursing Home 98-100 Bishopthorpe Road	5	1	3	5	3	5	5	5	3	5	3	0	5	5	1	54	32	22	23	22
412	The Ruins 32a Dale Street	0	4	5	5	5	5	5	5	3	5	5	3	5	5	1	61	34	27	31	27
425	South Bank Social Club 12 Ovington Terrace	4	1	5	5	3	5	5	5	3	3	0	0	3	5	3	50	33	17	18	17
426	All Saints Church North Street	0	4	0	2	5	4	5	5	3	5	5	3	5	5	3	54	25	29	33	29
434	Moat Hotel Nunnery Lane	0	4	0	3	3	5	5	5	3	5	5	3	5	5	3	54	25	29	33	29
441	Cygnets Inn Cygnet Street	0	4	5	5	5	5	5	5	3	5	5	1	5	5	3	61	34	29	31	27
463	Promenade WMC St Benedict Court St Benedict Road	0	4	5	4	3	5	5	5	3	5	3	1	5	5	3	56	31	25	29	25
484	4 Scarcroft Lane	0	4	5	5	5	5	5	5	3	5	5	3	5	5	1	61	34			

Call for Sites Ref	SITE DETAILS				ENVIRONMENTAL CONSIDERATIONS								
	SITE NAME	Listed Buildings	Within Conservation Area	ConservationAreaName	Adjacent Conservation Area	Schedules Ancient Monuments	Areas of Archaeological Importance	Central Historic Core Conservation Area Zone	AQMA	Flood Zone 2	District GI Corridor	LocalGI Corridor	
672	Land at Water End, Clifton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Within 250	Intersects Within Zone 2	n/a	Intersects Corridor	
339	171a Hull Road	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
364	27 Ingleborough Avenue	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
531	99 Millfield Lane	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
432	Plot 5 Monks Cross Drive Huntington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
636	South of Monks Cross	n/a	n/a	n/a	n/a	Intersects 250m	n/a	n/a	n/a	n/a	Intersects Corridor	n/a	
637	Monks Cross Stadium, Kathryn Avenue	n/a	n/a	n/a	n/a	Within 50m	n/a	n/a	n/a	n/a	n/a	n/a	
331	59 The Old Village Huntington	Within 250	Yes	Huntington	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
388	Beechwood Beechwood Hopgrove	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
499	279 Huntington Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	
540	580 Huntington Road	Within 250	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	
560	Brecks Lane, Huntington	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
642	Elm Tree Garage Car Park	Within 50m	Yes	New Earswick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	
189	Monks Cross North	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
114	Land at Crompton Farm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	Intersects Corridor	
157	Land at Hopgrove Farm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor	
633	North of Monks Cross	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
634	Cement Works, Monks Cross	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
3	Chowdene Camping and Caravan Site	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a	
4	Land at North Lane Huntington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
14	Land off Broome Close and North lane Huntington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
51	Land at New Lane, Huntington, York	n/a	n/a	n/a	n/a	Within 250m	n/a	n/a	n/a	n/a	n/a	n/a	
73	Land to East of Fire Station, Earswick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	
77	White Horse Farm, North Lane Huntington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
96	Monks Cross Shopping Park (phase 2) Julie Ave	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
118	Land off North Lane - Field Nos 4740 & 6436	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	
155	New Lane, huntington	Within 50m	n/a	n/a	n/a	Within 50m	n/a	n/a	n/a	n/a	n/a	n/a	
169	New Lane	n/a	n/a	n/a	n/a	Intersects 250m	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a	
190	Land North of Monks Cross	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	
191	Land off Avon Drive Huntingotn	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	
195	Land between RO 47 Avon Drive and A1237	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	
204	Land off Garth Road, Huntington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
272	Land at New Lane, Huntington, York	n/a	n/a	n/a	n/a	Intersects 250m	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a	
275	White Horse Farm, North lane Huntington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
276	White Horse Farm, North lane Huntington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	
277	White Horse Farm, North lane Huntington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	
278	Monks Cross Shopping Park (phase 2) Julie Ave	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
279	Monks Cross Shopping Park (phase 2) Julie Ave	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
306	Amalgomated sites off Malton Road/New lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a	
319	Amalgomated Sites Hopgrove Farm to Monks Cross Link	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor	
320	Amalgomated Sites at New Lane Huntington	Within 50m	n/a	n/a	n/a	Within 50m	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a	
632	Site North of Monks Cross	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	
638	New Lane Monks Cross	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a	
17	Land off New Lane Huntington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a	
18	Land between Haxby and Ring Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	
68	Haxby Road Farm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
70	Beechwood, Malton Road	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	
75	SLIP INN SITE/South of Monks Cross	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a	
85	Land to North of A64 (T) Hopgrove Interchange, York	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	Intersects Corridor	
115	Crompton Farm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
182	Old School Playing Field	n/a	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
184	Land to the South of A1237	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	Intersects Corridor	
263	Land to rear of Hopgrove PH	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a	
292	Land North and Adj of Outer Ring road and Haxby Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	
646	Land to Rear of 283/285 Huntington Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	
640	Land off Jockey Lane, Huntington	n/a	n/a	n/a	n/a	Within 250m	n/a	n/a	n/a	n/a	n/a	n/a	
641	Land at White Rose Grove, Westfield	Within 250	Yes	New Earswick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	
643	Land off Alder Way, westfield	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
139	Mille Crux sports ground	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
140	Mille Crux sports ground	Within 50m	partly	Nestle Rowntree	within 50m	n/a	Within 500m	n/a	n/a	Intersects Within Zone 2	n/a	n/a	
141	Northfields playing pitches	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	
48	Park Avenue, New Earswick	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	Entirely Within Zone 2	n/a	n/a	
570	Park Avenue New Earswick 164e	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	Entirely Within Zone 2	n/a	n/a	
644	Sessions of York	Within 50m	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	
347	121 The Mount	Intersects 50m	Yes	Central Historic Core	within 50m	n/a	Entirely within AAI	The Mount	Intersects 50m	n/a	n/a	n/a	
351	The Heads House 1 Love Lane	Within 50m	n/a	n/a	within 50m	n/a	Entirely within AAI	n/a	Within 250	n/a	Entirely within corridor	n/a	
354	Second Floor 41 Millfield Road	Within 250	n/a	n/a	within 250m	n/a	Within 250m	n/a	Within 250	n/a	n/a	n/a	
357	46 Scarcroft Road	Within 250	n/a	n/a	within 250m	n/a	Within 250m	n/a	Within 250	n/a	n/a	n/a	
369	41 Micklegate	Within 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Micklegate	Within 50m	n/a	n/a	n/a	
370	Express-o 13 Bridge Street	Intersects 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Micklegate	Within 50m	Intersects Within Zone 2	n/a	n/a	
387	2 St Martins Lane	Intersects 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Micklegate	Within 50m	n/a	n/a	n/a	
394	7 Charlton Street	Within 250	n/a	n/a	within 250m	Within 250m	Within 50m	n/a	Within 250	n/a	n/a	n/a	
401	51 Skeldergate	Intersects 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Queen's Staith & Skeldergate	Within 250	Intersects Within Zone 2	n/a	n/a	
404	Parkside Nursing Home 98-100 Bishopthorpe Road	n/a	n/a	n/a	n/a	n/a	Within 250m	n/a	Within 50m	n/a	n/a	n/a	
412	The Ruins 32a Dale Street	Within 50m	partly	Central Historic Core	within 50m	Within 250m	Entirely within AAI	The Mount	Within 50m	n/a	Intersects Corridor	n/a	
425	South Bank Social Club 12 Ovington Terrace	n/a	n/a	n/a	n/a	n/a	Within 500m	n/a	n/a	n/a	n/a	n/a	
426	All Saints Church North Street	Intersects 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Micklegate	Within 50m	Intersects Within Zone 2	n/a	n/a	
434	Moat Hotel Nunnery Lane	Intersects 50m	Yes	Central Historic Core	within 50m	Within 50m	Entirely within AAI	Blossom Street & Nunnery Lane	Within 50m	n/a	Intersects Corridor	n/a	
441	Cygnnet Inn Cygnet Street	Within 50m	n/a	n/a	within 50m	Within 250m	Entirely within AAI	The Mount	Within 250	n/a	n/a	n/a	
463	Promenade WMC St Benedict Court St Benedict Road	Within 250	n/a	n/a	within 250m	Within 250m	Entirely within AAI	n/a	Within 50m	n/a	n/a	n/a	
484	4 Scarcroft Lane	Within 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	The Mount	Within 50m	n/a	Entirely within corridor	n/a	
493	96 Bishopthorpe Road	n/a	n/a	n/a	n/a	n/a	Within 250m	n/a	Within 50m	n/a	n/a	n/a	
500	15 Albermarle Road	n/a	n/a	n/a	within 250m	n/a	Within 250m	n/a	Within 500	n/a	Intersects Corridor	n/a	
506	Toft Green R/O 112 Micklegate	Within 50m	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Micklegate	Within 50m	n/a	n/a	n/a	
521	1 Reubens Court	Within 250	Yes	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Bishophill	Within 250	n/a	n/a	n/a	
522	The Bonding Warehouse Skeldergate	Intersects 50m	Yes	Central Historic Core	within 50m	Within 50m	Entirely within AAI	Queen's Staith & Skeldergate	Intersects 50m	Intersects Within Zone 2	Intersects Corridor	n/a	

Call for Sites Ref	SITE DETAILS					REASON TAKEN FORWARD					
	SITE NAME	Agricultural land Classification	Tree Protection Orders	PROW onsite	PROW within 400m	Developable Area Remaining	Analysed for Residential potential	Analysed for Employment potential	Reason not taken forward	Allocated	Local Plan Ref
672	Land at Water End, Clifton	Other	No	No	Yes	0.012	No	No	Under Threshold	No	N/A
339	171a Hull Road	Other	No	No	Yes but under investigation	0.032	No	No	Already Committed Residential	No	N/A
364	27 Ingleborough Avenue	Other	No	No	Yes	0.046	No	No	Already Committed Residential	No	N/A
531	99 Millfield Lane	Other	No	No	Yes but under investigation	0.094	No	No	Already Committed Residential	No	N/A
432	Plot 5 Monks Cross Drive Huntington	Grade 3a	No	No	No	0.881	No	No	Already Committed Emp	No	N/A
636	South of Monks Cross	Other	No	No	No	11.301	No	No	Already Committed Emp	No	N/A
637	Monks Cross Stadium, Kathryn Avenue	Grade 3b	No	No	No	2.112	No	No	Already Committed Other	No	N/A
331	59 The Old Village Huntington	Other	No	No	Yes	0.027	No	No	Already Committed Residential	No	N/A
388	Beechwood Beechwood Hopgrove	GRADE 3	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
499	279 Huntington Road	Other	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
540	580 Huntington Road	Other	No	No	Yes	0.126	No	No	Already Committed Residential	No	N/A
560	Brecks Lane, Huntington	Grade 3a	No	No	No	1.378	No	No	Already Committed Residential	No	N/A
642	Elm Tree Garage Car Park	Other	No	No	Yes	0.385	No	No	Completed	No	N/A
189	Monks Cross North	Grade 3a	No	No	No	18.821	No	No	Considered as part of another site	No	N/A
114	Land at Crompton Farm	GRADE 3	No	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
157	Land at Hopgrove Farm	Grade 3b	No	Yes	Yes	0.000	No	No	Considered as part of another site	No	N/A
633	North of Monks Cross	Other	No	No	No	0.696	No	No	Considered as part of another site	No	N/A
634	Cement Works, Monks Cross	Other	No	No	No	1.044	No	No	Considered as part of another site	No	N/A
3	Chowdene Camping and Caravan Site	Other	No	No	No	0.000	No	No	Considered as part of another site	No	N/A
4	Land at North Lane Huntington	Grade 3a	No	No	Yes	1.081	No	No	Considered as part of another site	No	N/A
14	Land off Broome Close and North lane Huntington	Grade 3a	No	No	No	2.081	No	No	Considered as part of another site	No	N/A
51	Land at New Lane, Huntington, York	Grade 3b	No	No	No	0.000	No	No	Considered as part of another site	No	N/A
73	Land to East of Fire Station, Earswick	Grade 3a	Yes	No	No	13.549	No	No	Considered as part of another site	No	N/A
77	White Horse Farm, North Lane Huntington	Grade 3b	No	No	No	2.484	No	No	Considered as part of another site	No	N/A
96	Monks Cross Shopping Park (phase 2) Julie Ave	Other	No	No	No	0.141	No	No	Considered as part of another site	No	N/A
118	Land off North Lane - Field Nos 4740 & 6436	Grade 3a	No	No	No	5.554	No	No	Considered as part of another site	No	N/A
155	New Lane, huntington	Other	No	No	No	11.627	No	No	Considered as part of another site	No	N/A
169	New Lane	Grade 2	No	No	Yes but under investigation	2.132	No	No	Considered as part of another site	No	N/A
190	Land North of Monks Cross	Grade 3a	Yes	No	No	65.985	No	No	Considered as part of another site	No	N/A
191	Land off Avon Drive Huntingotn	Grade 3a	No	No	Yes	4.698	No	No	Considered as part of another site	No	N/A
195	Land between RO 47 Avon Drive and A1237	Grade 3a	No	No	No	0.535	No	No	Considered as part of another site	No	N/A
204	Land off Garth Road, Huntington	Grade 3a	No	No	No	1.117	No	No	Considered as part of another site	No	N/A
272	Land at New Lane, Huntington, York	Grade 2	No	No	Yes but under investigation	2.132	No	No	Considered as part of another site	No	N/A
275	White Horse Farm, North lane Huntington	Grade 3a	No	No	No	8.361	No	No	Considered as part of another site	No	N/A
276	White Horse Farm, North lane Huntington	Grade 3a	No	No	Yes	5.324	No	No	Considered as part of another site	No	N/A
277	White Horse Farm, North lane Huntington	Grade 3a	No	No	No	14.701	No	No	Considered as part of another site	No	N/A
278	Monks Cross Shopping Park (phase 2) Julie Ave	Other	No	No	No	0.062	No	No	Considered as part of another site	No	N/A
279	Monks Cross Shopping Park (phase 2) Julie Ave	Other	Yes	No	No	0.649	No	No	Considered as part of another site	No	N/A
306	Amalgomated sites off Malton Road/New lane	Other	No	No	Yes but under investigation	0.000	No	No	Considered as part of another site	No	N/A
319	Amalgomated Sites Hopgrove Farm to Monks Cross Link	Grade 3b	No	Yes	Yes	2.484	No	No	Considered as part of another site	No	N/A
320	Amalgomated Sites at New Lane Huntington	Other	No	No	Yes but under investigation	13.756	No	No	Considered as part of another site	No	N/A
632	Site North of Monks Cross	Grade 3b	No	No	Yes	10.350	No	No	Considered as part of another site	No	N/A
638	New Lane Monks Cross	Other	No	No	Yes but under investigation	4.407	No	No	Considered as part of another site	No	N/A
17	Land off New Lane Huntington	Other	No	No	Yes but under investigation	0.000	No	No	Considered as part of another site	No	N/A
18	Land between Haxby and Ring Road	Grade 3a	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
68	Haxby Road Farm	Other	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
70	Beechwood, Malton Road	GRADE 3	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
75	SLIP INN SITE/South of Monks Cross	Other	No	No	No	0.000	No	No	Failed Criteria 1	No	N/A
85	Land to North of A64 (T) Hopgrove Interchange, York	GRADE 3	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
115	Crompton Farm	GRADE 3	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
182	Old School Playing Field	Grade 3a	Yes	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
184	Land to the South of A1237	Grade 3b	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
263	Land to rear of Hopgrove PH	Grade 3b	Yes	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
292	Land North and Adj of Outer Ring road and Haxby Road	GRADE 3	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
646	Land to Rear of 283/285 Huntington Road	Other	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
640	Land off Jockey Lane, Huntington	Grade 3b	No	No	No	0.000	No	No	Failed Criteria 2	No	N/A
641	Land at White Rose Grove, Westfield	Other	No	No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
643	Land off Alder Way, westfield	Other	No	No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
139	Mille Crux sports ground	Other	Yes	No	Yes	0.000	No	No	Not Submitted for Development	No	N/A
140	Mille Crux sports ground	Other	No	Yes	Yes	0.000	No	No	Not Submitted for Development	No	N/A
141	Northfields playing pitches	Other	No	No	Yes	0.237	No	No	Not Submitted for Development	No	N/A
48	Park Avenue, New Earswick	Grade 3a	No	No	Yes	0.030	No	No	Under Threshold	No	N/A
570	Park Avenue New Earswick 164e	Grade 3a	No	No	Yes	0.022	No	No	Under Threshold	No	N/A
644	Sessions of York	Other	No	No	Yes	0.117	No	No	Under Threshold	No	N/A
347	121 The Mount	Other	No	No	Yes but under investigation	0.266	No	No	Already Committed Residential	No	N/A
351	The Heads House 1 Love Lane	Other	No	No	Yes but under investigation	0.051	No	No	Already Committed Residential	No	N/A
354	Second Floor 41 Millfield Road	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
357	46 Scarcroft Road	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
369	41 Micklegate	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
370	Express-o 13 Bridge Street	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
387	2 St Martins Lane	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
394	7 Charlton Street	Other	No	No	Yes but under investigation	0.021	No	No	Already Committed Residential	No	N/A
401	51 Skeldergate	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
404	Parkside Nursing Home 98-100 Bishopthorpe Road	Other	No	No	Yes but under investigation	0.053	No	No	Already Committed Residential	No	N/A
412	The Ruins 32a Dale Street	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
425	South Bank Social Club 12 Ovington Terrace	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
426	All Saints Church North Street	Other	No	No	Yes but under investigation	0.113	No	No	Already Committed Residential	No	N/A
434	Moat Hotel Nunnery Lane	Other	No	No	Yes but under investigation	0.068	No	No	Already Committed Residential	No	N/A
441	Cygnat Inn Cygnat Street	Other	No	No	Yes but under investigation	0.076	No	No	Already Committed Residential	No	N/A
463	Promenade WMC St Benedict Court St Benedict Road	Other	No	No	Yes but under investigation	0.080	No	No	Already Committed Residential	No	N/A
484	4 Scarcroft Lane	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
493	96 Bishopthorpe Road	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
500	15 Albermarle Road	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
506	Toft Green R/O 112 Micklegate	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
521	1 Reubens Court	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A
522	The Bonding Warehouse Skeldergate	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Residential	No	N/A

Call for Sites Ref	SITE DETAILS						ENVIRONMENTAL									
	SITE NAME	Site Size	Category A submission	Site Location	Ward	Residential Properties Within 400m	Brownfield /Greenfield	Flood Risk 3b	Flood Zone 3a	Historic Character and Setting	Statutory Nature Conservation Sites	Regional Green Infrastructure Corridor	Ancient woodland	SINC site	Area of Local Nature Conservation Interest	
542	110 Curzon Terrace	0.011	Yes	Urban	Micklegate	1141	Brownfield	no	n/a	no	no	no	no	no	no	
41	Land at Middlethorpe, York	7.876	Yes	Adjacent to Suburban Area	Micklegate	140	Greenfield	partly	Intersects zone 3a	partly	no	no	no	intersects	no	
628	Parkside Commercial Centre, Terry Avenue	0.560	Yes	Urban	Micklegate	2080	Brownfield	Partly	Entirely within 3a	no	no	partly	no	no	no	
652	Prospect and Oliver House, Bishophill Junior	0.180	Yes	City Centre	Micklegate	2174	Brownfield	no	n/a	no	no	no	no	no	no	
655	Land at Albermarle rd York	0.096	Yes	Urban	Micklegate	1176	Greenfield	no	n/a	no	no	no	no	no	no	
346	15 Murton Way	0.071	Yes	Suburban	Osballdwick	584	GDN	no	Adjacent	no	no	no	no	no	no	
465	Hauliers yard & Warehouse Smary Lane Murton	0.109	Yes	Small Village	Osballdwick	121	Brownfield	no	n/a	no	no	no	no	no	no	
466	(Phase 1) Land to West of Metcalfe Lane Osballdwick	3.761	Yes	Suburban	Osballdwick	773	Greenfield	Partly	Intersects zone 3a	no	no	no	no	no	no	
561	Blue Coat Farm, Murton Lane	0.389	Yes	Rural	Osballdwick	121	Greenfield	no	n/a	no	no	no	no	no	no	
622	South of Murton Industrial Estate	0.472	Yes	Rural	Osballdwick	7	Brownfield	no	n/a	no	no	no	no	no	no	
12	Freehold land on the west side of Murton Way	0.711	Yes	Rural	Osballdwick	28	Greenfield	Partly	Within zone 3a	partly	no	no	no	no	no	
15	North of Murton Way Osballdwick	3.767	Yes	Adjacent to Suburban Area	Osballdwick	594	Greenfield	partly	Intersects zone 3a	no	no	no	no	Adjacent	no	
28	Land at Holly Tree Farm	1.514	Yes	Rural	Osballdwick	341	Mixture	partly	Intersects zone 3a	partly	no	no	no	no	no	
32	Field off Outgang Lane Osballdwick	2.386	Yes	Rural	Osballdwick	28	Greenfield	no	n/a	no	no	no	no	no	no	
36	Land west of Outgang Lane	2.004	Yes	Rural	Osballdwick	54	Greenfield	no	n/a	no	no	no	no	no	no	
90	Land north of disused railway line, North of Murton Way.	18.325	Yes	Adjacent to Suburban Area	Osballdwick	451	Greenfield	no	n/a	no	no	no	no	no	no	
112	Brook Nook, Murton Way	1.632	Yes	Suburban	Osballdwick	400	Mixture	partly	Intersects zone 3a	partly	no	no	no	no	no	
117	Land off Metcalfe Lane Osballdwick	3.396	Yes	Adjacent to Suburban Area	Osballdwick	341	Greenfield	no	n/a	no	no	no	no	no	no	
142	Bad Bargain Lane, Osballdwick	2.495	Yes	Rural	Osballdwick	4	Greenfield	no	n/a	no	no	no	no	no	no	
143	Land to the east of Metcalfe Lane	1.503	Yes	Adjacent to Suburban Area	Osballdwick	193	Greenfield	no	n/a	no	no	no	no	no	no	
156	Murton Way, Osaldwick	6.393	Yes	Adjacent to Suburban Area	Osballdwick	598	Greenfield	partly	Within zone 3a	no	no	no	no	contains entire	no	
209	Land of Murton Way, Osballdwick	6.393	Yes	Adjacent to Suburban Area	Osballdwick	598	Greenfield	partly	Within zone 3a	no	no	no	no	contains entire	no	
217	Land at Murton Way	4.355	Yes	Adjacent to Suburban Area	Osballdwick	100	Greenfield	partly	Within zone 3a	partly	no	no	no	no	no	
218	Land at Murton Way, Osballdwick	3.267	Yes	Rural	Osballdwick	92	Greenfield	partly	Intersects zone 3a	yes	no	no	no	no	no	
228	North side Murton Way opposite Holly tree Cottage	1.631	Yes	Adjacent to Suburban Area	Osballdwick	211	Previously developm	Partly	Within zone 3a	yes	no	no	no	no	no	
288	Land of Murton Way, Osballdwick	18.325	Yes	Adjacent to Suburban Area	Osballdwick	451	Greenfield	no	n/a	no	no	no	no	no	no	
309	Amalgomated Sites North of Murton Way 2	29.671	Yes	Adjacent to Suburban Area	Osballdwick	821	Mixture	Partly	Intersects zone 3a	no	no	no	no	Contains Entire	no	
312	Amalgomated Sites east of Metcalfe Lane	4.899	Yes	Adjacent to Suburban Area	Osballdwick	345	Greenfield	no	n/a	no	no	no	no	no	no	
323	Amalgomated Sites North of Murton Way 3	4.391	Yes	Rural	Osballdwick	54	Greenfield	no	n/a	no	no	no	no	no	no	
324	Amalgomated Sites North of Murton Way 4	22.717	Yes	Adjacent to Suburban Area	Osballdwick	451	Greenfield	no	n/a	no	no	no	no	no	no	
325	Amalgomated sites North of Murton Way	6.538	Yes	Adjacent to Suburban Area	Osballdwick	618	Mixture	Partly	Within zone 3a	no	no	no	no	contains entire	no	
630	Land east of Metcalfe Lane	2.871	Yes	Adjacent to Suburban Area	Osballdwick	593	Greenfield	Adjacent	Adjacent	no	no	no	no	no	no	
301	Amalgomated Sites South of Murton Way	3.146	Yes	Rural	Osballdwick	400	Mixture	Partly	Intersects zone 3a	partly	no	no	no	no	no	
29	East of Metcalfe Lane	99.384	No	Adjacent to Suburban Area	Osballdwick	1417	Greenfield	partly	Intersects zone 3a	partly	no	no	no	no	no	
16	Gardeb between 15-17 Murton Way Osballdwick	0.144	Yes	Suburban	Osballdwick	579	Mixture	no	Adjacent	no	no	no	no	no	no	
304	Amalgomated sites north of Murton Way	9.965	Yes	Adjacent to Suburban Area	Osballdwick	211	Greenfield	Partly	Intersects zone 3a	partly	no	no	no	no	no	
340	Copmanthorpe Lodge Farm Moor Lane	0.194	Yes	Rural	Rural West	3	Greenfield	no	n/a	no	no	no	no	no	no	
348	88 Station Road Upper Poppleton	0.074	Yes	Large Village	Rural West	83	Brownfield	no	n/a	no	no	no	no	no	no	
378	Leisure Solutions of York 12a Lime Garth Upper Poppleton	0.028	Yes	Large Village	Rural West	582	Brownfield	no	n/a	no	no	no	no	no	no	
383	Brackenhill Askham Bryan Lnae	2.389	Yes	Rural	Rural West	2	Brownfield	no	n/a	no	no	no	no	no	no	
385	Eva Lea 18 Horseman Lane Copmanthorpe	0.099	Yes	Village	Rural West	773	Brownfield	no	n/a	no	no	no	no	no	no	
391	Barn to South of Greystone Church Lane Nether Poppleton	0.513	Yes	Large Village	Rural West	281	Brownfield	no	n/a	Adjacent	no	no	no	no	no	
415	97 Station Road Upper Poppleton	0.692	Yes	Adjacent to Large Village	Rural West	63	Brownfield/GDN	no	n/a	partly	no	no	no	no	no	
439	Grange Farm Hodgson Lane Upper Poppleton	0.215	Yes	Rural	Rural West	81	Greenfield	no	n/a	no	no	no	no	no	no	
476	27 Horseman Lane	0.083	Yes	Village	Rural West	597	Brownfield	no	n/a	no	no	no	no	no	no	
481	21 Drome Road Copmanthorpe	0.053	Yes	Small Village	Rural West	153	GDN	no	n/a	Adjacent	no	no	no	no	no	
514	Fox and Hounds 39 Top Lane Copmanthorpe	0.377	Yes	Village	Rural West	507	Brownfield	no	n/a	no	no	no	no	no	no	
520	16 Midway Avenue Nether Poppleton	0.084	Yes	Large Village	Rural West	761	GDN	no	n/a	no	no	no	no	no	no	
523	6 Low Green Copmanthorpe	0.087	Yes	Village	Rural West	855	GDN	no	n/a	no	no	no	no	no	no	
537	The Old Vicarage Main Street Askham Richard	0.034	Yes	Small Village	Rural West	71	Greenfield	no	n/a	yes	no	no	no	no	no	
552	1 Station Road Upper Poppleton	0.119	Yes	Large Village	Rural West	438	Brownfield	no	n/a	no	no	no	no	no	no	
683	Norht of Great North Way, York Business Park	3.517	Yes	Suburban	Rural West	197	Mixed	Partly	Intersects zone 3a	no	no	no	no	intersects	no	
585	Wheatlands	4.161	Yes	Rural	Rural West	55	Greenfield	no	n/a	no	no	no	no	no	Adjacent to	
10	Bullers Flat Field No 05.6400	1.524	Yes	Adjacent to Suburban Area	Rural West	497	Greenfield	no	n/a	no	no	no	no	no	no	
23	The Paddock, Acomb Grange	0.223	Yes	Rural	Rural West	604	Greenfield	no	n/a	no	no	no	no	no	no	
24	Land at Propsect Farm Poppleton	4.739	Yes	Rural	Rural West	6	Mixture	no	n/a	no	no	no	no	no	no	
42	Back lane Knapton, RO of Acomb	4.850	Yes	Adjacent to Suburban Area	Rural West	703	Greenfield	no	n/a	partly	no	no	no	no	no	
47	Land at Westview Close, Acomb	0.571	Yes	Adjacent to Suburban Area	Rural West	316	Greenfield	no	n/a	no	no	no	no	no	no	
82	Land at Ten Thorn Lane, Knapton	3.431	Yes	Adjacent to Suburban Area	Rural West	740	Greenfield	no	n/a	partly	no	no	no	Adjacent	no	
83	Land at Main Street, Knapton	0.329	Yes	Rural	Rural West	95	Greenfield	no	n/a	Adjacent	no	no	no	no	no	
91	Land south of Hackness Road	2.570	Yes	Rural	Rural West	19	Greenfield	no	n/a	no	no	no	no	no	no	
93	North Field between Knapton and Northfield School	5.478	Yes	Adjacent to Suburban Area	Rural West	783	Greenfield	no	n/a	partly	no	no	no	no	no	
107	Land at Boroughbridge Road /Millfield Lane Site 2	6.186	Yes	Adjacent to Suburban Area	Rural West	445	Greenfield	no	n/a	no	no	no	no	no	no	
108	South of Millfield Lane	4.896	Yes	Adjacent to Suburban Area	Rural West	352	Greenfield	no	n/a	no	no	no	no	no	no	
109	Back Lane Wetherby Road Knapton	1.191	Yes	Adjacent to Suburban Area	Rural West	622	Greenfield	no	n/a	partly	no	no	no	no	no	
110	Back Lane Wetherby Road Knapton	9.336	Yes	Adjacent to Suburban Area	Rural West	781	Greenfield	no	n/a	no	no	no	no	no	no	
152	Former CSSC sports ground (now relocated)	11.009	Yes	Adjacent to Suburban Area	Rural West	533	Mixture	no	n/a	no	no	no	no	no	no	
186	Land to the South of Boroughbridge Road, Upper Poppleton, York	26.240	Yes	Adjacent to Suburban Area	Rural West	724	Greenfield	no	n/a	partly	no	no	no	no	no	
203	Land west of Chapelfields	20.079	Yes	Adjacent to Suburban Area	Rural West	998	greenfield	no	n/a	no	no	no	no	Adjacent	Adjacent	
208	Land at Manor Heath Road, Copmenthorpe	7.278	Yes	Adjacent to Village	Rural West	594	Greenfield	no	n/a	no	no	no	no	no	no	
213	Land at Manor Heath Road (Field No 7916)	21.951	Yes	Rural	Rural West	397	Greenfield	no	n/a	no	no	no	no	no	no	
249	Adjacent to Knapton Moor	7.879	Yes	Rural	Rural West	11	Mixture	no	n/a	no	no	no	no	no	no	
250	North of Knapstone/East of the Ring Road	42.690	Yes	Adjacent to Suburban Area	Rural West	1030	Greenfield	no	n/a	partly	no	no	no	no	no	
280	Land off Askham Lane, York	19.127	Yes	Adjacent to Suburban Area	Rural West	833	Greenfield	no	n/a	no	no	no	no	no	no	
287	Land off Askham Lane, York	19.127	Yes	Adjacent to Suburban Area	Rural West	833	Greenfield	no	n/a	no	no	no	no	no	no	
313	Amalognated Sites Off Askham Lane	21.399	Yes	Adjacent to Suburban Area	Rural West	1117	Greenfield	no	n/a	no	no	no	no	intersects	Adjacent	
314	Amalgomated sites west of Chapelfields 2	29.276	Yes	Adjacent to Suburban Area	Rural West	1267	greenfield	no	n/a	no	no	no	no	Adjacent	Adjacent	
582	Land at Knapton Moor/E of Northminster Business Park	15.697	Yes	Rural	Rural West	6	Greenfield	no	n/a	no	no	no	no	no	no	
583	Land at Knapton Moor/Adj Northminster Business park	4.693	Yes	Rural	Rural West	11	Greenfield	no	n/a	no	no	no	no	no	no	
584	Land North of Northminster BusinessPark	14.774	Yes	Rural	Rural West	66	Greenfield	no	n/a	no	no	no	no	no	no	
586	Land Northwest of Northminster Business Park	4.922	Yes	Rural	Rural West	25	Greenfield	no	n/a	no	no	no	no	no	no	
588	Land West of Chapelfields	1.282	Yes	Rural	Rural West	569	Greenfield	no	n/a	no	no	no	no	intersects	intersects	
589	The Paddock Acomb Grange	1.684	Yes	Rural	Rural West	682	Mixed	no	n/a	no	no	no	no	intersects	intersects	
687	Northminster Business Park	2.404	Yes	Rural	Rural West	19	Greenfield	no	n/a	no	no	no	no	Adjacent to	Adjacent to	
67	Land at Millfield Lane	1.926	Yes	Adjacent to Large Village	Rural West	401	Greenfield	no	n/a	partly	no	no	no	no	no	
92	North of Railway Line adj Millfield Lane	8.678	Yes	Adjacent to Suburban Area	Rural West	478	Greenfield	no	n/a	yes	no	no	no	no	no	

Call for Sites Ref	SITE NAME	SOCIAL									ECONOMIC						SCORES				
		Doctors SCORE	Nurserys SCORE	Primary School SCORE	Secondary School SCORE	Higher Education Establishments SCORE	Neighbourhood Parade SCORE	Supermarket SCORE	Access to Openspace SCORE	Non-Frequent Bus routes SCORE	Frequent Bus routes SCORE	Park & Ride stops SCORE	Railway Station Walk SCORE	Railway Station Cycle SCORE	Adopted Highways SCORE	Cycle Routes SCORE	Residential Overall Score	Residential Service Score	Residential Transport Score	Employment Overall Score	Employment Transport Score
542	110 Curzon Terrace	3	0	5	4	3	5	5	5	3	3	0	0	3	5	3	47	30	17	17	17
41	Land at Middlethorpe, York	0	0	0	0	3	2	2	4	3	0	0	0	5	5	24	11	13	13	13	
628	Parkside Commercial Centre, Terry Avenue	5	1	0	4	0	5	5	5	3	5	3	0	5	5	49	25	24	25	24	
652	Prospect and Oliver House, Bishophill Junior	0	4	0	3	3	5	5	5	3	5	3	5	5	5	54	25	29	33	29	
655	Land at Albermarle rd York	3	1	3	5	5	5	4	5	3	5	3	1	5	5	54	31	23	24	23	
346	15 Murton Way	3	4	3	0	0	5	5	4	3	5	3	0	5	3	46	27	19	23	19	
465	Hauliers yard & Warehouse Smary Lane Murton	0	0	0	0	0	0	0	0	3	0	0	0	0	1	4	0	4	4	4	
466	(Phase 1) Land to West of Metcalfe Lane Osbaldwick	2	4	4	4	3	4	4	5	2	5	2	0	5	5	49	30	19	23	19	
561	Blue Coat Farm, Murton Lane	0	0	0	0	0	0	0	0	3	0	0	0	5	1	9	0	9	9	9	
622	South of Murton Industrial Estate	0	0	0	0	0	0	0	0	3	0	0	0	5	3	11	0	11	11	11	
12	Freehold land on the west side of Murton Way	0	2	0	0	0	0	0	0	3	0	0	0	5	1	14	2	12	14	12	
15	North of Murton Way Osbaldwick	2	4	1	0	0	4	4	4	3	5	2	0	0	3	32	19	13	17	13	
28	Land at Holly Tree Farm	0	4	0	0	3	4	4	2	3	5	3	0	5	3	36	17	19	23	19	
32	Field off Outgang Lane Osbaldwick	0	4	0	0	0	0	0	2	2	3	0	0	0	1	12	6	6	10	6	
36	Land west of Outgang Lane	0	4	0	0	0	2	0	2	2	3	0	0	0	1	14	8	6	10	6	
90	Land north of disused railway line, North of Murton Way.	0	4	1	0	0	2	2	4	2	3	0	0	0	1	19	13	6	10	6	
112	Brook Nook, Murton Way	2	4	0	0	3	4	4	2	3	5	3	0	5	3	38	19	19	23	19	
117	Land off Metcalfe Lane Osbaldwick	2	4	3	4	0	4	4	5	2	5	0	0	0	3	36	26	10	14	10	
142	Bad Bargain Lane, Osbaldwick	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	5	5	5	
143	Land to the east of Metcalfe Lane	0	4	3	4	0	4	4	4	3	3	0	0	0	3	32	23	9	13	9	
156	Murton Way, Osbaldwick	2	4	1	0	0	4	4	4	3	5	2	0	0	3	32	19	13	17	13	
209	Land of Murton Way, Osbaldwick	2	4	1	0	0	4	4	4	3	5	2	0	0	3	32	19	13	17	13	
217	Land at Murton Way	0	2	0	0	0	2	0	0	3	5	2	0	5	3	22	4	18	20	18	
218	Land at Murton Way, Osbaldwick	0	2	0	0	0	2	0	0	3	3	2	0	5	3	20	4	16	18	16	
228	North side Murton Way opposite Holly tree Cottage	0	4	0	0	3	4	4	2	3	5	2	0	5	3	35	17	18	22	18	
288	Land of Murton Way, Osbaldwick	0	4	1	0	0	2	2	4	2	3	0	0	0	1	19	13	6	10	6	
309	Amalgomated Sites North of Murton Way 2	2	4	1	0	0	2	2	4	2	3	2	0	5	3	30	15	15	19	15	
312	Amalgomated Sites east of Metcalfe Lane	2	4	3	4	0	4	4	5	2	5	0	0	0	3	36	26	10	14	10	
323	Amalgomated Sites North of Murton Way 3	0	4	0	0	0	0	0	2	2	3	0	0	0	1	12	6	6	10	6	
324	Amalgomated Sites North of Murton Way 4	0	4	1	0	0	0	0	4	2	3	0	0	0	1	15	9	6	10	6	
325	Amalgomated sites North of Murton Way	2	4	1	0	0	4	4	4	3	5	2	0	5	3	37	19	18	22	18	
630	Land east of Metcalfe Lane	2	4	4	0	0	2	2	5	2	5	2	0	5	3	36	19	17	21	17	
301	Amalgomated Sites South of Murton Way	2	4	0	0	3	4	4	2	3	5	3	0	5	3	38	19	19	23	19	
29	East of Metcalfe Lane	2	4	4	0	0	2	0	5	2	0	0	0	5	3	27	17	10	14	10	
16	Gardeb between 15-17 Murton Way Osbaldwick	3	4	3	0	3	5	4	4	3	5	3	0	5	3	45	26	19	23	19	
304	Amalgomated sites north of Murton Way	0	2	0	0	0	2	0	2	3	3	2	0	5	3	22	6	16	18	16	
340	Copmanthorpe Lodge Farm Moor Lane	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	5	5	5	
348	88 Station Road Upper Poppleton	0	0	0	2	0	1	0	4	2	0	0	5	5	3	27	7	20	20	20	
378	Leisure Solutions of York 12a Lime Garth Upper Poppleton	5	4	5	0	0	5	5	5	3	0	1	5	5	0	43	29	14	18	14	
383	Brackenhill Askham Bryan Lnae	0	0	0	0	0	1	0	2	2	3	0	0	5	1	14	3	11	11	11	
385	Eva Lea 18 Horseman Lane Copmanthorpe	5	4	5	0	0	5	5	5	3	0	0	0	0	1	33	29	4	8	4	
391	Barn to South of Greystone Church Lane Nether Poppleton	0	4	0	0	0	4	4	4	3	0	0	3	5	1	28	16	12	16	12	
415	97 Station Road Upper Poppleton	0	0	0	2	0	1	0	4	2	0	0	5	0	3	22	7	15	15	15	
439	Grange Farm Hodgson Lane Upper Poppleton	3	0	0	0	0	4	4	2	2	0	0	1	5	0	26	13	13	13	13	
476	27 Horseman Lane	5	4	5	0	0	5	5	4	3	0	0	0	5	1	37	28	9	13	9	
481	21 Drome Road Copmanthorpe	0	1	0	0	0	1	0	4	2	0	0	0	5	0	13	6	7	8	7	
514	Fox and Hounds 39 Top Lane Copmanthorpe	3	4	4	0	0	4	4	4	3	0	0	0	5	3	34	23	11	15	11	
520	16 Midway Avenue Nether Poppleton	3	4	3	0	0	5	5	4	3	0	0	1	5	1	39	24	15	19	15	
523	6 Low Green Copmanthorpe	5	4	5	0	0	5	5	5	3	0	0	0	5	0	37	29	8	12	8	
537	The Old Vicarage Main Street Askham Richard	0	0	5	0	0	0	0	4	0	0	0	0	5	0	14	9	5	5	5	
552	1 Station Road Upper Poppleton	5	0	3	0	0	5	5	4	3	0	0	5	5	0	40	22	18	18	18	
683	Norht of Great North Way, York Business Park	0	4	0	2	0	5	5	4	2	0	0	0	3	5	33	20	13	17	13	
585	Wheatlands	0	0	0	0	0	0	0	4	0	0	0	1	5	3	18	4	14	14	14	
10	Bullers Flat Field No 05.6400	0	2	1	2	0	4	2	4	3	0	0	5	5	1	29	15	14	16	14	
23	The Paddock, Acomb Grange	2	4	5	0	0	4	4	4	0	5	0	1	5	0	34	23	11	15	11	
24	Land at Propsect Farm Poppleton	0	0	0	0	0	0	0	2	0	0	0	5	5	0	12	2	10	10	10	
42	Back lane Knapton, RO of Acomb	0	0	1	0	0	4	4	4	2	0	0	0	3	5	24	13	11	11	11	
47	Land at Westview Close, Acomb	0	4	0	4	0	4	2	4	3	0	0	3	5	3	32	18	14	18	14	
82	Land at Ten Thorn Lane, Knapton	2	0	1	0	0	4	4	4	2	3	0	0	3	1	29	15	14	14	14	
83	Land at Main Street, Knapton	0	0	0	0	0	4	0	4	0	0	0	3	5	3	19	8	11	11	11	
91	Land south of Hackness Road	0	0	0	0	0	0	0	2	0	0	0	5	5	3	15	2	13	13	13	
93	North Field between Knapton and Northfield School	0	0	1	0	0	4	4	4	2	0	0	3	5	1	24	13	11	11	11	
107	Land at Boroughbridge Road /Millfield Lane Site 2	0	1	1	2	0	2	0	4	3	0	0	5	5	3	26	10	16	17	16	
108	South of Millfield Lane	0	4	0	5	0	1	1	4	3	0	1	5	5	3	32	15	17	21	17	
109	Back Lane Wetherby Road Knapton	0	0	1	0	0	4	4	4	2	3	0	0	3	5	27	13	14	14	14	
110	Back Lane Wetherby Road Knapton	2	2	1	0	0	4	4	4	2	3	0	0	1	5	28	17	11	13	11	
152	Former CSSC sports ground (now relocated)	0	4	0	4	0	1	0	4	3	0	0	1	5	3	30	13	17	21	17	
186	Land to the South of Boroughbridge Road, Upper Poppleton, York	0	0	1	0	0	2	0	4	2	0	0	1	5	1	21	7	14	14	14	
203	Land west of Chapelfields	2	4	4	0	0	2	2	4	0	3	0	0	1	5	27	18	9	13	9	
208	Land at Manor Heath Road, Copmenthorpe	4	2	1	0	0	4	4	4	3	0	0	0	5	1	28	19	9	11	9	
213	Land at Manor Heath Road (Field No 7916)	4	2	1	0	0	2	0	4	3	0	0	0	5	5	26	13	13	15	13	
249	Adjacent to Knapton Moor	0	0	0	0	0	0	0	2	0	0	0	3	5	1	11	2	9	9	9	
250	North of Knapstone/East of the Ring Road	0	0	1	0	0	2	2	4	2	0	0	3	5	5	24	9	15	15	15	
280	Land off Askham Lane, York	2	4	1	0	0	2	2	4	2	5	0	0	5	1	28	15	13	17	13	
287	Land off Askham Lane, York	2	4	1	0	0	2	2	4	2	5	0	0	5	1	28	15	13	17	13	
313	Amalgomated Sites Off Askham Lane	2	4	4	0	0	2	2	4	2	5	0	0	5	1	31	18	13	17	13	
314	Amalgomated sites west of Chapelfields 2	2	4	4	0	0	2	2	4	0	3	0	0	1	5	27	18	9	13	9	
582	Land at Knapton Moor/E of Northminster Business Park	0	0	0	0	0	0	0	2	0	0	0	3	5	1	11	2	9	9	9	
583	Land at Knapton Moor/Adj Northminster Business park	0	0	0	0	0	0	0	2	0	0	0	5	5	1	13	2	11	11	11	
584	Land North of Northminster BusinessPark	0	0	0	0	0	0	0	4	0	0	0	1	5	0	13	4	9	9	9	
586	Land Northwest of Northminster Business Park	0	0	0	0	0	0	0	2	0	0	0	1	5	1	14	2	12	12	12	
588	Land West of Chapelfields	0	4	4	0	0	4	4	4	0	3	0	0	1	5	29	20	9	13	9	
589	The Paddock Acomb Grange	2	4	5	0	0	4	4	4	0	3	0	0	1	5	32	23	9	13	9	
687	Northminster Business Park	0	0	0																	

Call for Sites Ref	SITE DETAILS				ENVIRONMENTAL CONSIDERATIONS							
	SITE NAME	Listed Buildings	Within Conservation Area	ConservationAreaName	Adjacent Conservation Area	Schedules Ancient Monuments	Areas of Archaeological Importance	Central Historic Core Conservation Area Zone	AQMA	Flood Zone 2	District GI Corridor	LocalGI Corridor
542	110 Curzon Terrace	Within 250	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
41	Land at Middlethorpe, York	n/a	n/a	n/a	n/a	n/a	Within 500m	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor
628	Parkside Commercial Centre, Terry Avenue	Within 250	partly	New Walk / Terry Avenue	within 50m	Intersects 250m	Entirely within AAI	n/a	Within 500	Entirely Within Zone 2	n/a	n/a
652	Prospect and Oliver House, Bishophill Junior	Within 50m	Yes	Central Historic Core	within 50m	Within 50m	Entirely within AAI	Bishophill	Within 250	n/a	n/a	n/a
655	Land at Albermarle rd York	Within 250	Yes	Central Historic Core	within 50m	n/a	Within 50m	The Mount	Within 250	n/a	n/a	n/a
346	15 Murton Way	Within 250	Yes	Osballdwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
465	Hauliers yard & Warehouse Smary Lane Murton	Within 250	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
466	(Phase 1) Land to West of Metcalfe Lane Osballdwick	n/a	partly	Osballdwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
561	Blue Coat Farm, Murton Lane	Within 250	partly	Murton Conservation Area	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
622	South of Murton Industrial Estate	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
12	Freehold land on the west side of Murton Way	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Entirely within corridor	n/a
15	North of Murton Way Osballdwick	Within 250	partly	Osballdwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
28	Land at Holly Tree Farm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
32	Field off Outgang Lane Osballdwick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
36	Land west of Outgang Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a
90	Land north of disused railway line, North of Murton Way.	n/a	partly	Osballdwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
112	Brook Nook, Murton Way	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
117	Land off Metcalfe Lane Osballdwick	n/a	partly	Osballdwick	within 50m	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a
142	Bad Bargain Lane, Osballdwick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
143	Land to the east of Metcalf Lane	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
156	Murton Way, Osballdwick	Within 250	partly	Osballdwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
209	Land of Murton Way, Osballdwick	Within 250	partly	Osballdwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
217	Land at Murton Way	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
218	Land at Murton Way, Osballdwick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
228	North side Murton Way opposite Holly tree Cottage	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely Within Zone 2	Intersects Corridor	n/a
288	Land of Murton Way, Osballdwick	n/a	partly	Osballdwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
309	Amalgomated Sites North of Murton Way 2	n/a	partly	Osballdwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
312	Amalgomated Sites east of Metcalfe Lane	n/a	partly	Osballdwick	within 50m	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a
323	Amalgomated Sites North of Murton Way 3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
324	Amalgomated Sites North of Murton Way 4	n/a	partly	Osballdwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
325	Amalgomated sites North of Murton Way	Within 250	partly	Osballdwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
630	Land east of Metcalfe Lane	Within 250	partly	Osballdwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
301	Amalgomated Sites South of Murton Way	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
29	East of Metcalfe Lane	n/a	partly	Osballdwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor
16	Gardeb between 15-17 Murton Way Osballdwick	Within 250	partly	Osballdwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
304	Amalgomated sites north of Murton Way	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
340	Copmanthorpe Lodge Farm Moor Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
348	88 Station Road Upper Poppleton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
378	Leisure Solutions of York 12a Lime Garth Upper Poppleton	Within 250	partly	Upper Poppleton	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
383	Brackenhill Askham Bryan Lnae	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
385	Eva Lea 18 Horseman Lane Copmanthorpe	Within 250	partly	Copmanthorpe	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
391	Barn to South of Greystone Church Lane Nether Poppleton	Intersects 50m	Yes	Nether Poppleton	within 50m	Within 50m	n/a	n/a	n/a	n/a	n/a	n/a
415	97 Station Road Upper Poppleton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
439	Grange Farm Hodgson Lane Upper Poppleton	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
476	27 Horseman Lane	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
481	21 Drome Road Copmanthorpe	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
514	Fox and Hounds 39 Top Lane Copmanthorpe	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
520	16 Midway Avenue Nether Poppleton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
523	6 Low Green Copmanthorpe	Within 250	partly	Copmanthorpe	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
537	The Old Vicarage Main Street Askham Richard	Within 50m	Yes	Askham Richard	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
552	1 Station Road Upper Poppleton	Within 250	partly	Upper Poppleton	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
683	Norht of Great North Way, York Business Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
585	Wheatlands	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
10	Bullers Flat Field No 05.6400	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
23	The Paddock, Acomb Grange	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor
24	Land at Propsect Farm Poppleton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
42	Back lane Knapton, RO of Acomb	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
47	Land at Westview Close, Acomb	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a
82	Land at Ten Thorn Lane, Knapton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor
83	Land at Main Street, Knapton	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor
91	Land south of Hackness Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
93	North Field between Knapton and Northfield School	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
107	Land at Boroughbridge Road /Millfield Lane Site 2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
108	South of Millfield Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a
109	Back Lane Wetherby Road Knapton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
110	Back Lane Wetherby Road Knapton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
152	Former CSSC sports ground (now relocated)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a
186	Land to the South of Boroughbridge Road, Upper Poppleton, York	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
203	Land west of Chapelfields	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
208	Land at Manor Heath Road, Copmenthorpe	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
213	Land at Manor Heath Road (Field No 7916)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
249	Adjacent to Knapton Moor	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
250	North of Knapstone/East of the Ring Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
280	Land off Askham Lane, York	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
287	Land off Askham Lane, York	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
313	Amalgomated Sites Off Askham Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
314	Amalgomated sites west of Chapelfields 2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
582	Land at Knapton Moor/E of Northminster Business Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
583	Land at Knapton Moor/Adj Northminster Business park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
584	Land North of Northminster BusinessPark	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
586	Land Northwest of Northminster Business Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
588	Land West of Chapelfields	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor
589	The Paddock Acomb Grange	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor
687	Northminster Business Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
67	Land at Millfield Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
92	North of Railway Line adj Millfield Lane	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor

Call for Sites Ref	SITE DETAILS					REASON TAKEN FORWARD					
	SITE NAME	Agricultural land Classification	Tree Protection Orders	PROW onsite	PROW within 400m	Developable Area Remaining	Analysed for Residential potential	Analysed for Employment potential	Reason not taken forward	Allocated	Local Plan Ref
542	110 Curzon Terrace	Other	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
41	Land at Middlethorpe, York	Other	No	Yes but under Investigation	Yes but under investigation	0.000	No	No	Failed Criteria 2	No	N/A
628	Parkside Commercial Centre, Terry Avenue	Other	No	No	Yes but under investigation	0.149	No	No	Under Threshold	No	N/A
652	Prospect and Oliver House, Bishophill Junior	Other	No	No	Yes but under investigation	0.180	No	No	Under Threshold	No	N/A
655	Land at Albermarle rd York	Other	No	No	Yes but under investigation	0.096	No	No	Under Threshold	No	N/A
346	15 Murton Way	Other	No	No	Yes	0.071	No	No	Already Committed Residential	No	N/A
465	Hauliers yard & Warehouse Smary Lane Murton	GRADE 3	No	No	Yes	0.109	No	No	Already Committed Residential	No	N/A
466	(Phase 1) Land to West of Metcalfe Lane Osbaldwick	Other	No	No	Yes	3.640	No	No	Already Committed Residential	No	N/A
561	Blue Coat Farm, Murton Lane	GRADE 3	No	Yes	Yes	0.389	No	No	Already Committed Residential	No	N/A
622	South of Murton Industrial Estate	GRADE 3	No	No	No	0.472	No	No	Completed	No	N/A
12	Freehold land on the west side of Murton Way	Other	No	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
15	North of Murton Way Osbaldwick	Other	No	Yes	Yes	3.244	No	No	Considered as part of another site	No	N/A
28	Land at Holly Tree Farm	Grade 2	No	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
32	Field off Outgang Lane Osbaldwick	Grade 3b	No	No	Yes	2.386	No	No	Considered as part of another site	No	N/A
36	Land west of Outgang Lane	Other	No	No	Yes	2.004	No	No	Considered as part of another site	No	N/A
90	Land north of disused railway line, North of Murton Way.	Grade 3b	No	Yes	Yes	18.325	No	No	Considered as part of another site	No	N/A
112	Brook Nook, Murton Way	Grade 2	No	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
117	Land off Metcalfe Lane Osbaldwick	Other	No	No	Yes	3.396	No	No	Considered as part of another site	No	N/A
142	Bad Bargain Lane, Osbaldwick	Grade 3a	No	No	Yes	2.495	No	No	Considered as part of another site	No	N/A
143	Land to the east of Metcalfe Lane	Grade 2	No	No	Yes	1.503	No	No	Considered as part of another site	No	N/A
156	Murton Way, Osbaldwick	Other	No	Yes	Yes	3.246	No	No	Considered as part of another site	No	N/A
209	Land of Murton Way, Osbaldwick	Other	No	Yes	Yes	3.246	No	No	Considered as part of another site	No	N/A
217	Land at Murton Way	Grade 2	No	No	Yes	0.018	No	No	Considered as part of another site	No	N/A
218	Land at Murton Way, Osbaldwick	Grade 2	No	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
228	North side Murton Way opposite Holly tree Cottage	Grade 3a	No	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
288	Land of Murton Way, Osbaldwick	Grade 3b	No	Yes	Yes	18.325	No	No	Considered as part of another site	No	N/A
309	Amalgomated Sites North of Murton Way 2	Grade 3b	No	Yes	Yes	26.524	No	No	Considered as part of another site	No	N/A
312	Amalgomated Sites east of Metcalfe Lane	Other	No	No	Yes	4.899	No	No	Considered as part of another site	No	N/A
323	Amalgomated Sites North of Murton Way 3	Other	No	No	Yes	4.391	No	No	Considered as part of another site	No	N/A
324	Amalgomated Sites North of Murton Way 4	Grade 3b	No	Yes	Yes	22.717	No	No	Considered as part of another site	No	N/A
325	Amalgomated sites North of Murton Way	Other	No	Yes	Yes	3.390	No	No	Considered as part of another site	No	N/A
630	Land east of Metcalfe Lane	Other	No	Yes	Yes	2.846	No	No	Considered as part of another site	No	N/A
301	Amalgomated Sites South of Murton Way	Grade 2	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
29	East of Metcalfe Lane	Grade 3b	No	Yes	Yes	95.278	No	No	Not Submitted for Development	No	N/A
16	Gardeb between 15-17 Murton Way Osbaldwick	Grade 3b	No	No	Yes	0.144	No	No	Under Threshold	No	N/A
304	Amalgomated sites north of Murton Way	Other	No	No	Yes	0.025	No	No	Under Threshold	No	N/A
340	Copmanthorpe Lodge Farm Moor Lane	GRADE 2	No	No	Yes	0.194	No	No	Already Committed Residential	No	N/A
348	88 Station Road Upper Poppleton	GRADE 2	No	No	No	0.074	No	No	Already Committed Residential	No	N/A
378	Leisure Solutions of York 12a Lime Garth Upper Poppleton	GRADE 3	No	No	Yes	0.028	No	No	Already Committed Residential	No	N/A
383	Brackenhill Askham Bryan Lnae	GRADE 2	No	No	No	2.389	No	No	Already Committed Residential	No	N/A
385	Eva Lea 18 Horseman Lane Copmanthorpe	GRADE 3	No	No	Yes	0.099	No	No	Already Committed Residential	No	N/A
391	Barn to South of Greystone Church Lane Nether Poppleton	GRADE 2	Yes	Yes	Yes	0.512	No	No	Already Committed Residential	No	N/A
415	97 Station Road Upper Poppleton	GRADE 2	No	No	No	0.000	No	No	Already Committed Residential	No	N/A
439	Grange Farm Hodgson Lane Upper Poppleton	GRADE 2	No	No	Yes	0.215	No	No	Already Committed Residential	No	N/A
476	27 Horseman Lane	GRADE 3	No	No	Yes	0.083	No	No	Already Committed Residential	No	N/A
481	21 Drome Road Copmanthorpe	GRADE 3	No	No	No	0.053	No	No	Already Committed Residential	No	N/A
514	Fox and Hounds 39 Top Lane Copmanthorpe	GRADE 3	No	No	Yes	0.377	No	No	Already Committed Residential	No	N/A
520	16 Midway Avenue Nether Poppleton	GRADE 3	No	No	Yes	0.084	No	No	Already Committed Residential	No	N/A
523	6 Low Green Copmanthorpe	GRADE 2	Yes	No	Yes	0.087	No	No	Already Committed Residential	No	N/A
537	The Old Vicarage Main Street Askham Richard	GRADE 2	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
552	1 Station Road Upper Poppleton	GRADE 3	No	No	No	0.119	No	No	Already Committed Residential	No	N/A
683	Norht of Great North Way, York Business Park	Other	No	No	No	1.246	No	No	Already Committed Residential	No	N/A
585	Wheatlands	GRADE 2	No	No	No	4.147	No	No	Considered as part of another site	No	N/A
10	Bullers Flat Field No 05.6400	Other	No	No	No	1.524	No	No	Considered as part of another site	No	N/A
23	The Paddock, Acomb Grange	Other	No	No	Yes	0.223	No	No	Considered as part of another site	No	N/A
24	Land at Propsect Farm Poppleton	GRADE 2	No	No	No	4.739	No	No	Considered as part of another site	No	N/A
42	Back lane Knapton, RO of Acomb	Grade 2	No	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
47	Land at Westview Close, Acomb	Other	Yes	No	No	0.571	No	No	Considered as part of another site	No	N/A
82	Land at Ten Thorn Lane, Knapton	Other	No	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
83	Land at Main Street, Knapton	Other	No	No	Yes	0.329	No	No	Considered as part of another site	No	N/A
91	Land south of Hackness Road	GRADE 2	No	No	Yes	2.570	No	No	Considered as part of another site	No	N/A
93	North Field between Knapton and Northfield School	Other	No	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
107	Land at Boroughbridge Road /Millfield Lane Site 2	Other	No	No	No	6.186	No	No	Considered as part of another site	No	N/A
108	South of Millfield Lane	Other	No	No	No	4.896	No	No	Considered as part of another site	No	N/A
109	Back Lane Wetherby Road Knapton	Grade 2	No	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
110	Back Lane Wetherby Road Knapton	Other	No	Yes	Yes	9.336	No	No	Considered as part of another site	No	N/A
152	Former CSSC sports ground (now relocated)	Other	Yes	No	No	5.283	No	No	Considered as part of another site	No	N/A
186	Land to the South of Boroughbridge Road, Upper Poppleton, York	Grade 2	No	No	No	25.303	No	No	Considered as part of another site	No	N/A
203	Land west of Chapelfields	Other	No	Yes but under Investigation	Yes	20.079	No	No	Considered as part of another site	No	N/A
208	Land at Manor Heath Road, Copmenthorpe	GRADE 2	No	No	No	7.278	No	No	Considered as part of another site	No	N/A
213	Land at Manor Heath Road (Field No 7916)	GRADE 2	No	No	No	21.860	No	No	Considered as part of another site	No	N/A
249	Adjacent to Knapton Moor	GRADE 2	No	No	Yes	7.879	No	No	Considered as part of another site	No	N/A
250	North of Knapstone/East of the Ring Road	Other	No	No	No	21.655	No	No	Considered as part of another site	No	N/A
280	Land off Askham Lane, York	Grade 3b	No	No	Yes but under investigation	19.127	No	No	Considered as part of another site	No	N/A
287	Land off Askham Lane, York	Grade 3b	No	No	Yes but under investigation	19.127	No	No	Considered as part of another site	No	N/A
313	Amalgomated Sites Off Askham Lane	Other	No	Yes	Yes but under investigation	19.191	No	No	Considered as part of another site	No	N/A
314	Amalgomated sites west of Chapelfields 2	Other	No	Yes	Yes	29.276	No	No	Considered as part of another site	No	N/A
582	Land at Knapton Moor/E of Northminster Business Park	GRADE 2	No	No	Yes	15.697	No	No	Considered as part of another site	No	N/A
583	Land at Knapton Moor/Adj Northminster Business park	GRADE 2	No	No	Yes	4.693	No	No	Considered as part of another site	No	N/A
584	Land North of Northminster BusinessPark	GRADE 2	No	No	No	14.774	No	No	Considered as part of another site	No	N/A
586	Land Northwest of Northminster Business Park	GRADE 2	No	No	No	4.922	No	No	Considered as part of another site	No	N/A
588	Land West of Chapelfields	Other	No	No	Yes	0.912	No	No	Considered as part of another site	No	N/A
589	The Paddock Acomb Grange	Other	No	No	Yes	1.355	No	No	Considered as part of another site	No	N/A
687	Northminster Business Park	Grade 3a	No	No	Yes	2.397	No	No	Considered as part of another site	No	N/A
67	Land at Millfield Lane	GRADE 2	No	No	No	0.000	No	No	Failed Criteria 1	No	N/A
92	North of Railway Line adj Millfield Lane	GRADE 2	No	No	No	0.000	No	No	Failed Criteria 1	No	N/A

Call for Sites Ref	SITE DETAILS						ENVIRONMENTAL									
	SITE NAME	Site Size	Category A submission	Site Location	Ward	Residential Properties Within 400m	Brownfield /Greenfield	Flood Risk 3b	Flood Zone 3a	Historic Character and Setting	Statutory Nature Conservation Sites	Regional Green Infrastructure Corridor	Ancient woodland	SINC site	Area of Local Nature Conservation Interest	
106	Land at Boroughbridge Road /Millfield Lane Site 1	9.981	Yes	Adjacent to Large Village	Rural West	238	Greenfield	no	n/a	partly	no	no	no	no	no	
129	Land alongside A64	5.965	Yes	Rural	Rural West	19	Greenfield	no	n/a	partly	no	no	no	no	no	
175	Land at Askham Bryan	0.971	Yes	Adjacent to Small Village	Rural West	127	Greenfield	no	n/a	yes	no	no	no	no	no	
185	Land to the South of Tadcaster Road	7.561	Yes	Adjacent to Village	Rural West	414	Greenfield	no	n/a	partly	no	no	no	no	intersects	
210	Land North of Askham Richard	1.590	Yes	Rural	Rural West	64	Greenfield	no	n/a	yes	no	no	no	no	no	
212	Land at Chapel Lane, Askham Bryan	3.178	Yes	Rural	Rural West	114	Mixture	no	n/a	partly	no	no	no	no	no	
270	Land alongside A64	1.818	Yes	Rural	Rural West	18	Greenfield	no	n/a	yes	no	no	no	no	no	
326	Amalgomated sites at Knapton	5.330	Yes	Adjacent to Suburban Area	Rural West	916	Greenfield	no	n/a	partly	no	no	no	no	intersects	
577	South of Great North Way, York Business Park	1.372	Yes	Suburban	Rural West	199	Greenfield	no	n/a	no	no	no	no	Entirely Within	no	
207	Land at Temple Lane North	10.232	Yes	Adjacent to Small Village	Rural West	738	Greenfield	no	n/a	partly	no	no	no	no	no	
1	Harewood Whin	17.667	No	Rural	Rural West	5	Mixture	no	Intersects zone 3a	no	no	no	no	no	no	
211	Askham Bryan College & Land west of college	31.716	Yes	Rural	Rural West	54	Mixture	no	n/a	no	no	no	no	no	no	
230	Land to north west of Manor School	3.300	No	Rural	Rural West	164	Greenfield	no	n/a	no	no	no	no	no	no	
233	Land across railway track from Copmanthorpe recreation centre	5.021	No	Adjacent to Small Village	Rural West	609	Greenfield	no	n/a	partly	no	no	no	no	no	
234	Land to west of Beckfield Lane pitch	1.735	No	Adjacent to Suburban Area	Rural West	711	Greenfield	no	n/a	partly	no	no	no	no	no	
237	Land to north of Poppleton Juniors	1.926	No	Adjacent to Large Village	Rural West	401	Greenfield	no	n/a	partly	no	no	no	no	no	
215	Land at Manor Close, Upper Poppleton	2.429	Yes	Adjacent to Large Village	Rural West	405	Greenfield	no	n/a	partly	no	no	no	no	no	
578	Civil Service Sports Ground	0.356	Yes	Adjacent to Suburban Area	Rural West	119	Greenfield?	no	n/a	no	no	no	no	intersects	no	
334	Former Reading Rooms Village Street	0.039	Yes	Suburban	Skelton, Rawcliffe & Clifton Without	992	Brownfield	no	n/a	no	no	no	no	no	no	
386	4 St Catherines Cottages Skelton	0.132	Yes	Rural	Skelton, Rawcliffe & Clifton Without	9	Brownfield	no	n/a	no	no	no	no	no	no	
495	Springfield Farm Church Lane Skelton	0.151	Yes	Village	Skelton, Rawcliffe & Clifton Without	231	GDN	no	n/a	no	no	no	no	no	no	
507	9 Landalewood Road	0.014	Yes	Suburban	Skelton, Rawcliffe & Clifton Without	615	Brownfield	no	n/a	no	no	no	no	no	no	
516	1 The Meadows Skelton	0.085	Yes	Village	Skelton, Rawcliffe & Clifton Without	336	GDN	no	n/a	no	no	no	no	no	no	
538	Grantchester Stripe Lane Skelton	0.804	Yes	Rural	Skelton, Rawcliffe & Clifton Without	356	Brownfield	no	n/a	yes	no	no	no	no	no	
89	Clifton Gate	152.679	Yes	Rural	Skelton, Rawcliffe & Clifton Without	772	Mixture	no	n/a	partly	no	no	no	no	contains entire	
205	Rawcliffe Moor Farm	55.906	Yes	Rural	Skelton, Rawcliffe & Clifton Without	79	Greenfield	no	n/a	partly	no	no	no	no	Adjacent	
216	Land at Shipton road (A19), Skelton, York	40.345	Yes	Adjacent to Village	Skelton, Rawcliffe & Clifton Without	482	Greenfield	partly	Intersects zone 3a	partly	no	no	no	no	no	
310	Amalgomated Sites North of Clifton Moor	152.679	Yes	Rural	Skelton, Rawcliffe & Clifton Without	772	Greenfield	no	n/a	partly	no	no	no	no	contains entire	
576	Land North of Ring Road Clifton Moor	9.569	Yes	Rural	Skelton, Rawcliffe & Clifton Without	766	Greenfield	no	Adjacent	partly	no	no	no	no	no	
167	Shipton road	12.007	Yes	Suburban	Skelton, Rawcliffe & Clifton Without	670	Greenfield	no	Within zone 3a	yes	no	partly	no	Adjacent	contains entire	
219	Skelton Park Golf Club	8.623	Yes	Adjacent to Village	Skelton, Rawcliffe & Clifton Without	402	Previously develop	partly	Intersects zone 3a	partly	no	no	no	no	intersects	
238	Land to rear of Windrush House, Skelton	8.336	Yes	Adjacent to Village	Skelton, Rawcliffe & Clifton Without	190	Greenfield	Partly	Within zone 3a	yes	no	no	no	no	intersects	
239	Land to South of No. 5 Fairfield Cottages, Skelton	0.057	Yes	Rural	Skelton, Rawcliffe & Clifton Without	261	Greenfield	no	n/a	partly	no	no	no	no	no	
246	Whitehall Grange	10.246	Yes	Adjacent to Suburban Area	Skelton, Rawcliffe & Clifton Without	19	Mixture	no	n/a	yes	no	no	no	no	no	
572	Land at Holyrood Drive, Rawcliffe	0.392	Yes	Suburban	Skelton, Rawcliffe & Clifton Without	834	Greenfield	no	n/a	no	no	no	no	no	no	
573	Land off Landalewood Road	0.219	Yes	Suburban	Skelton, Rawcliffe & Clifton Without	711	Greenfield	no	n/a	no	no	no	no	no	no	
575	Tennis Court, Water lane	0.263	Yes	Urban	Skelton, Rawcliffe & Clifton Without	1528	Greenfield	no	n/a	no	no	no	no	no	no	
574	Playing field / pumping station adj Library, Rawcliffe Lane	0.299	Yes	Suburban	Skelton, Rawcliffe & Clifton Without	1243	Greenfield	no	n/a	no	no	no	no	no	no	
332	Jacobin Cottage 109 The Village Stockton on Forest	0.139	Yes	Small Village	Strensall	156	GDN	no	n/a	no	no	no	no	no	no	
338	Store Adj to 45 The Village Earswick	0.221	Yes	Adjacent to Small Village	Strensall	288	Brownfield	no	n/a	no	no	partly	no	no	no	
360	Seven Oaks Ox Carr Lane Strensall	0.181	Yes	Large Village	Strensall	604	Brownfield	no	n/a	no	no	no	no	no	no	
366	The Grange Towthorpe Road Haxby	0.164	Yes	Rural	Strensall	16	Brownfield	no	n/a	yes	no	no	no	no	no	
368	Middleton House 2 Redmayne Square Strensall	0.179	Yes	Large Village	Strensall	547	GDN	no	n/a	no	no	no	no	no	no	
371	Toad Hall 23B Hoptrove Lane South	0.233	Yes	Adjacent to Small Village	Strensall	78	Brownfield	no	Within zone 3a	yes	no	no	no	no	no	
389	Springfield Sandy Lane Stockton on Forest	0.161	Yes	Small Village	Strensall	100	Brownfield	no	n/a	no	no	no	no	no	no	
392	20 Middlecroft Grove Strensall	0.078	Yes	Large Village	Strensall	896	GDN	no	n/a	no	no	no	no	no	no	
393	Methodist Chapel The Village Stockton on Forest	0.077	Yes	Small Village	Strensall	314	Brownfield	no	n/a	no	no	no	no	no	no	
399	Chapel Farm 111 The Village Stockton on Forest	0.055	Yes	Small Village	Strensall	156	Greenfield	no	n/a	no	no	no	no	no	no	
405	28 West End Strensall	0.264	Yes	Large Village	Strensall	549	GDN	no	n/a	no	no	adjacent	no	no	no	
410	4 Willow Grove Earswick	0.085	Yes	Small Village	Strensall	282	Brownfield/GDN	no	n/a	no	no	no	no	no	no	
411	Whitewalls Ox Carr Lane Strensall	0.298	Yes	Large Village	Strensall	653	GDN	no	n/a	no	no	no	no	no	Adjacent	
429	Low Farm Towthorpe Road Haxby	0.355	Yes	Rural	Strensall	16	Greenfield	no	n/a	yes	no	no	no	no	no	
433	Manor Farm 1 The Village Strensall	0.458	Yes	Large Village	Strensall	339	Greenfield	no	n/a	no	no	Adjacent	no	no	no	
447	The Laurels Brecks Lane Strensall	0.214	Yes	Large Village	Strensall	489	Brownfield/GDN	no	n/a	no	no	no	no	no	no	
459	31 Southfields Road	0.032	Yes	Large Village	Strensall	363	GDN	no	n/a	no	no	no	no	no	no	
487	Helmsdale York Road Strensall	0.141	Yes	Large Village	Strensall	620	Brownfield/GDN	no	n/a	no	no	no	no	no	no	
488	Golden Grove Cottage Sheriff Hutton Road	0.028	Yes	Rural	Strensall	0	Brownfield	no	n/a	no	no	yes	no	no	no	
491	Pinewood View (Brickyard Cottage) 1 Brecks Lane	0.043	Yes	Large Village	Strensall	480	GDN	no	n/a	no	no	no	no	no	no	
524	Bonneycroft 22 Princess Road Strensall	0.505	Yes	Large Village	Strensall	762	Brownfield/GDN	no	n/a	no	no	no	no	no	no	
547	18 The Village Earswick	0.106	Yes	Small Village	Strensall	292	Brownfield/GDN	no	n/a	no	no	no	no	no	no	
553	20 Middlecroft Grove Strensall	0.174	Yes	Large Village	Strensall	946	Brownfield	no	n/a	no	no	no	no	no	no	
558	Fox Inn, 90 The Village, S-o-t-F	0.163	Yes	Small Village	Strensall	154	Brownfield	no	n/a	no	no	no	no	no	no	
199	Land located off Willow Grove	13.957	Yes	Adjacent to Small Village	Strensall	246	greenfield	no	n/a	no	no	no	no	Adjacent	no	
258	South of Southfields Road, Strensall & Land south of The Village,	0.925	Yes	Adjacent to Large Village	Strensall	436	Greenfield	no	n/a	no	no	no	no	intersects	no	
21	Land off Stockton lane	1.638	Yes	Rural	Strensall	202	Greenfield	no	n/a	yes	no	no	no	no	no	
46	Land to the east of Princess Road, Strensall	6.274	Yes	Adjacent to Large Village	Strensall	936	Greenfield	no	n/a	no	no	no	no	intersects	intersects	
54	Land at Stockton Lane, Stockton on the Forest, York	7.330	Yes	Rural	Strensall	221	Previously develop	no	n/a	partly	no	no	no	no	no	
257	South of Southfields Road, Strensall & Land south of The Village,	0.597	Yes	Adjacent to Large Village	Strensall	519	Greenfield	no	n/a	no	no	no	no	no	entirely within	
259	South of Southfields Road, Strensall & Land south of The Village,	0.610	Yes	Adjacent to Large Village	Strensall	501	Greenfield	no	n/a	no	no	no	no	no	no	
265	Land between Southfields Road & railway line	1.102	Yes	Adjacent to Large Village	Strensall	386	Greenfield	no	n/a	no	no	no	no	intersects	intersects	
266	Land between Southfields Road & railway line	1.797	Yes	Adjacent to Large Village	Strensall	586	Greenfield	no	n/a	no	no	no	no	no	entirely within	
267	Land between Southfields Road & railway line	0.559	Yes	Adjacent to Large Village	Strensall	382	Greenfield	no	n/a	no	no	no	no	intersects	no	
268	Land between Southfields Road & railway line	1.601	Yes	Adjacent to Large Village	Strensall	543	Greenfield	no	n/a	no	no	no	no	no	no	
269	Land between Southfields Road & railway line	0.576	Yes	Adjacent to Large Village	Strensall	494	Greenfield	no	n/a	no	no	no	no	no	no	
81	Bull Commercial Centre	4.204	Yes	Rural	Strensall	39	Mixture	no	Intersects zone 3a	yes	no	no	no	no	no	
113	Land at Towthorpe and Strensall	30.367	Yes	Adjacent to Large Village	Strensall	494	Greenfield	no	Intersects zone 3a	partly	no	partly	no	no	intersects	
251	Field at Strensall Road	0.580	Yes	Rural	Strensall	110	Greenfield	no	n/a	partly	no	no	no	no	no	
264	Land between Southfields Road & railway line	0.197	Yes	Adjacent to Large Village	Strensall	374	Greenfield	no	n/a	no	no	no	no	intersects	no	
567	Land RO Terrington Close / Jaywick Close	1.253	Yes	Large Village	Strensall	440	Greenfield	no	Intersects zone 3a	no	no	partly	no	Entirely Within	Adjacent	
34	Hall Farm Old Earswick	16.919	Yes	Rural	Strensall	613	Greenfield	no	Intersects zone 3a	partly	no	partly	no	no	no	
71	Hoptrove Land South	9.075	No	Adjacent to Small Village	Strensall	90	Mixture	no	Within zone 3a	yes	no	no	no	no	no	
119	Strensall Greenbelt Area	37.248	No	Adjacent to Large Village	Strensall	1134	Greenfield	no	n/a	no	adjacent	no	no	contains entire	contains entire	
255	Westpit Green	0.247	No	Large Village	Strensall	666	Greenfield	no	n/a	no	no	no	no	no	no	
256	Oakland Walk	0.213	No	Large Village	Strensall	706	Greenfield	no	n/a	no	no	no	no	no	no	
566	Rear of Netherwoods and the Village Strensall	0.982	Yes	Large Village	Strensall	513	Greenfield	no	Within zone 3a	no	no	partly	no	no	intersects	
416	83 Tennent Road	0.031	Yes	Suburban	Westfield	1116	GDN	no	n/a	no	no	no	no	no	no	

Call for Sites Ref	SITE NAME	SOCIAL								ECONOMIC							SCORES				
		Doctors SCORE	Nurserys SCORE	Primary School SCORE	Secondary School SCORE	Higher Education Establishments SCORE	Neighbourhood Parade SCORE	Supermarket SCORE	Access to Openspace SCORE	Non-Frequent Bus routes SCORE	Frequent Bus routes SCORE	Park & Ride stops SCORE	Railway Station Walk SCORE	Railway Station Cycle SCORE	Adopted Highways SCORE	Cycle Routes SCORE	Residential Overall Score	Residential Service Score	Residential Transport Score	Employment Overall Score	Employment Transport Score
106	Land at Boroughbridge Road /Millfield Lane Site 1	0	0	0	2	0	1	0	4	2	0	3	5	0	1	18	7	11	11	11	
129	Land alongside A64	0	0	0	0	3	0	5	4	3	3	2	0	0	3	23	12	11	11	11	
175	Land at Askham Bryan	0	4	0	0	0	0	0	4	0	0	0	0	5	0	13	8	5	9	5	
185	Land to the South of Tadcaster Road	2	2	1	0	0	0	0	4	3	0	0	0	0	3	15	9	6	8	6	
210	Land North of Askham Richard	0	0	5	0	0	0	0	4	0	0	0	0	5	0	14	9	5	5	5	
212	Land at Chapel Lane, Askham Bryan	0	4	0	0	0	0	0	4	2	0	0	0	5	1	16	8	8	12	8	
270	Land alongside A64	0	0	0	0	5	0	4	4	3	3	2	0	0	3	24	13	11	11	11	
326	Amalgomated sites at Knapton	2	0	1	0	0	0	4	4	2	3	0	3	5	1	29	15	14	14	14	
577	South of Great North Way, York Business Park	0	4	0	2	0	0	5	5	3	0	0	3	5	5	36	20	16	20	16	
207	Land at Temple Lane North	0	1	0	0	0	1	1	4	3	0	0	0	5	0	15	7	8	9	8	
1	Harewood Whin	0	0	0	0	0	0	0	4	0	0	0	0	0	0	4	4	0	0	0	
211	Askham Bryan College & Land west of college	0	2	1	0	0	0	0	4	3	0	0	0	5	1	16	7	9	11	9	
230	Land to north west of Manor School	0	4	0	5	0	2	1	4	3	0	0	3	5	3	0	0	0	0	0	
233	Land across railway track from Copmanthorpe recreation centre	0	1	0	0	0	1	1	4	3	0	0	0	5	0	0	0	0	0	0	
234	Land to west of Beckfield Lane pitch	0	0	3	0	0	5	4	4	3	3	0	3	0	1	0	0	0	0	0	
237	Land to north of Poppleton Juniors	2	4	1	0	0	4	4	4	3	0	0	1	5	0	0	0	0	0	0	
215	Land at Manor Close, Upper Poppleton	4	0	1	0	0	5	4	4	3	0	0	5	5	1	37	18	19	19	19	
578	Civil Service Sports Ground	0	4	0	3	0	5	5	4	3	0	1	5	5	3	38	21	17	21	17	
334	Former Reading Rooms Village Street	0	4	3	0	0	5	4	4	2	3	3	0	1	3	37	20	17	21	17	
386	4 St Catherines Cottages Skelton	0	0	3	0	0	0	0	2	0	0	0	0	0	0	5	5	0	0	0	
495	Springfield Farm Church Lane Skelton	5	0	3	0	0	4	4	4	3	0	0	0	5	1	29	20	9	9	9	
507	9 Landalewood Road	3	4	5	0	0	5	5	4	0	5	0	0	0	1	32	26	6	10	6	
516	1 The Meadows Skelton	5	0	3	0	0	5	5	4	3	0	0	0	5	1	31	22	9	9	9	
538	Grantchester Stripe Lane Skelton	0	0	0	0	0	2	1	4	3	0	0	0	5	1	16	7	9	9	9	
89	Clifton Gate	0	0	1	0	0	1	0	4	0	3	0	0	5	5	19	6	13	13	13	
205	Rawcliffe Moor Farm	0	0	0	0	0	2	0	4	2	3	0	0	0	1	12	6	6	6	6	
216	Land at Shipton road (A19), Skelton, York	2	0	4	0	0	2	2	4	3	0	0	1	5	3	26	14	12	12	12	
310	Amalgomated Sites North of Clifton Moor	0	0	1	0	0	1	0	4	0	3	0	0	5	5	19	6	13	13	13	
576	Land North of Ring Road Clifton Moor	0	0	1	0	0	1	0	4	2	0	0	0	5	3	16	6	10	10	10	
167	Shipton road	0	0	0	0	0	4	4	5	3	5	4	0	1	0	29	13	16	16	16	
219	Skelton Park Golf Club	0	0	0	0	0	1	1	4	3	0	0	0	5	3	17	6	11	11	11	
238	Land to rear of Windrush House, Skelton	0	0	0	0	0	1	0	4	3	0	0	1	0	3	12	5	7	7	7	
239	Land to South of No. 5 Fairfield Cottages, Skelton	0	0	0	0	0	2	1	4	3	0	0	1	0	3	14	7	7	7	7	
246	Whitehall Grange	2	4	0	0	0	5	4	4	3	3	0	0	5	1	31	19	12	16	12	
572	Land at Holyrood Drive, Rawcliffe	0	4	3	0	0	5	4	4	2	3	3	0	1	3	37	20	17	21	17	
573	Land off Landalewood Road	4	4	5	0	0	5	5	4	0	5	0	0	5	3	40	27	13	17	13	
575	Tennis Court, Water lane	5	4	3	5	0	4	4	5	2	5	3	0	1	1	47	30	17	21	17	
574	Playing field / pumping station adj Library, Rawcliffe Lane	3	4	3	4	0	5	5	5	3	5	5	0	1	3	51	29	22	26	22	
332	Jacobin Cottage 109 The Village Stockton on Forest	3	4	5	0	0	5	4	4	3	0	0	0	5	0	33	25	8	12	8	
338	Store Adj to 45 The Village Earswick	0	0	0	0	0	0	0	5	0	5	0	0	5	1	16	5	11	11	11	
360	Seven Oaks Ox Carr Lane Strensall	0	4	0	0	0	5	4	4	0	5	0	0	0	0	22	17	5	9	5	
366	The Grange Towthorpe Road Haxby	0	0	0	0	0	0	0	2	2	5	0	0	5	0	14	2	12	12	12	
368	Middleton House 2 Redmayne Square Strensall	3	0	0	0	0	5	4	5	0	5	0	0	5	0	27	17	10	10	10	
371	Toad Hall 23B Hopgrove Lane South	0	0	0	0	0	0	0	4	2	0	0	0	5	0	16	9	7	7	7	
389	Springfield Sandy Lane Stockton on Forest	0	4	5	0	0	5	0	4	3	0	0	0	0	0	21	18	3	7	3	
392	20 Middlecroft Grove Strensall	3	1	5	0	0	5	4	4	0	5	0	0	0	0	32	22	10	11	10	
393	Methodist Chapel The Village Stockton on Forest	5	4	5	0	0	5	5	4	3	0	0	0	5	0	36	28	8	12	8	
399	Chapel Farm 111 The Village Stockton on Forest	3	4	5	0	0	5	4	2	3	0	0	0	5	0	31	23	8	12	8	
405	28 West End Strensall	3	0	5	0	0	5	4	4	0	5	0	0	5	0	31	21	10	10	10	
410	4 Willow Grove Earswick	0	0	0	0	0	0	0	5	0	5	0	0	0	1	11	5	6	6	6	
411	Whitewalls Ox Carr Lane Strensall	0	4	0	0	0	5	5	4	0	5	0	0	5	0	28	18	10	14	10	
429	Low Farm Towthorpe Road Haxby	0	0	0	0	0	0	0	0	0	5	0	0	5	0	12	2	10	10	10	
433	Manor Farm 1 The Village Strensall	5	0	4	0	0	5	5	5	0	5	0	0	5	0	34	24	10	10	10	
447	The Laurels Brecks Lane Strensall	3	0	0	0	0	5	4	5	0	5	0	0	5	0	27	17	10	10	10	
459	31 Southfields Road	5	0	3	0	0	5	5	5	0	5	0	0	5	0	33	23	10	10	10	
487	Helmsdale York Road Strensall	5	0	5	0	0	5	5	4	0	5	0	0	5	0	34	24	10	10	10	
488	Golden Grove Cottage Sheriff Hutton Road	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2	2	0	0	0	
491	Pinewood View (Brickyard Cottage) 1 Brecks Lane	3	0	0	0	0	5	4	5	0	5	0	0	0	0	22	17	5	5	5	
524	Bonneycroft 22 Princess Road Strensall	5	0	4	0	0	5	4	4	0	5	0	0	0	0	27	22	5	5	5	
547	18 The Village Earswick	0	0	0	0	0	0	0	5	0	5	0	0	5	1	16	5	11	11	11	
553	20 Middlecroft Grove Strensall	3	1	5	0	0	5	4	4	0	5	0	0	5	0	32	22	10	11	10	
558	Fox Inn, 90 The Village, S-o-t-F	3	4	5	0	0	5	4	4	3	0	0	0	5	0	33	25	8	12	8	
199	Land located off Willow Grove	0	0	0	0	0	0	0	4	0	3	0	0	0	1	8	4	4	4	4	
258	South of Southfields Road, Strensall & Land south of The Village,	5	0	3	0	0	5	5	5	0	5	0	0	5	0	33	23	10	10	10	
21	Land off Stockton lane	5	0	0	0	0	5	4	2	3	0	0	0	5	0	24	16	8	8	8	
46	Land to the east of Princess Road, Strensall	5	0	1	0	0	5	5	5	0	5	0	0	5	0	31	21	10	10	10	
54	Land at Stockton Lane, Stockton on the Forest, York	4	2	1	0	0	4	4	4	3	0	0	0	5	0	27	19	8	10	8	
257	South of Southfields Road, Strensall & Land south of The Village,	5	0	3	0	0	5	5	5	0	5	0	0	0	0	28	23	5	5	5	
259	South of Southfields Road, Strensall & Land south of The Village,	5	0	0	0	0	5	5	4	0	5	0	0	5	0	29	19	10	10	10	
265	Land between Southfields Road & railway line	5	0	3	0	0	5	5	5	0	5	0	0	0	0	28	23	5	5	5	
266	Land between Southfields Road & railway line	5	0	3	0	0	5	5	5	0	5	0	0	0	0	28	23	5	5	5	
267	Land between Southfields Road & railway line	5	0	3	0	0	5	5	5	0	5	0	0	0	0	28	23	5	5	5	
268	Land between Southfields Road & railway line	5	0	1	0	0	5	5	5	0	5	0	0	0	0	26	21	5	5	5	
269	Land between Southfields Road & railway line	5	0	0	0	0	5	5	4	0	5	0	0	0	0	24	19	5	5	5	
81	Bull Commercial Centre	4	0	0	0	0	4	4	0	3	0	0	0	5	0	20	12	8	8	8	
113	Land at Towthorpe and Strensall	0	4	0	0	0	0	0	4	0	5	0	0	5	0	18	8	10	14	10	
251	Field at Strensall Road	0	0	0	0	0	0	0	4	0	5	0	0	5	0	14	4	10	10	10	
264	Land between Southfields Road & railway line	5	0	3	0	0	5	5	5	0	5	0	0	0	0	28	23	5	5	5	
567	Land RO Terrington Close / Jaywick Close	3	0	0	0	0	5	4	4	0	5	0	0	0	0	21	16	5	5	5	
34	Hall Farm Old Earswick	0	0	0	0	0	0	0	4	3	5	0	0	0	0	17	4	13	13	13	
71	Hopgrove Land South	0	0	0	0	0	0	0	4	3	0	0	0	5	0	0	0	0	0	0	
119	Strensall Greenbelt Area	4	2	1	0	0	4	2	4	0	3	0	0	5	0	25	17	8	10	8	
255	Westpit Green	0	1	5	0	0	4	1	4	0	3	0	0	5	0	0	0	0	0	0	
256	Oakland Walk	3	0	5	0	0	5	2	4	0	5	0	0	5	0	0	0	0	0	0	
566	Rear of Netherwoods and the Village Strensall																				

Call for Sites Ref	SITE DETAILS				ENVIRONMENTAL CONSIDERATIONS							
	SITE NAME	Listed Buildings	Within Conservation Area	ConservationAreaName	Adjacent Conservation Area	Schedules Ancient Monuments	Areas of Archaeological Importance	Central Historic Core Conservation Area Zone	AQMA	Flood Zone 2	District GI Corridor	LocalGI Corridor
106	Land at Boroughbridge Road /Millfield Lane Site 1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
129	Land alongside A64	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
175	Land at Askham Bryan	Within 250	partly	Askham Bryan	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
185	Land to the South of Tadcaster Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
210	Land North of Askham Richard	n/a	partly	Askham Richard	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
212	Land at Chapel Lane, Askham Bryan	n/a	partly	Askham Bryan	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
270	Land alongside A64	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor
326	Amalgomated sites at Knapton	n/a	n/a	n/a	n/a	n/a	Within 500m	n/a	n/a	n/a	n/a	Intersects Corridor
577	South of Great North Way, York Business Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
207	Land at Temple Lane North	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
1	Harewood Whin	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
211	Askham Bryan College & Land west of college	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
230	Land to north west of Manor School	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
233	Land across railway track from Copmanthorpe recreation centre	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a
234	Land to west of Beckfield Lane pitch	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
237	Land to north of Poppleton Juniors	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
215	Land at Manor Close, Upper Poppleton	Within 250	partly	Upper Poppleton	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
578	Civil Service Sports Ground	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	Intersects Corridor
334	Former Reading Rooms Village Street	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
386	4 St Catherines Cottages Skelton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
495	Springfield Farm Church Lane Skelton	Within 250	partly	Skelton	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
507	9 Landalewood Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
516	1 The Meadows Skelton	Within 250	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
538	Grantchester Stripe Lane Skelton	Within 50m	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
89	Clifton Gate	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	Intersects Corridor
205	Rawcliffe Moor Farm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
216	Land at Shipton road (A19), Skelton, York	Intersects 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
310	Amalgomated Sites North of Clifton Moor	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	Intersects Corridor
576	Land North of Ring Road Clifton Moor	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	Intersects Corridor
167	Shipton road	n/a	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
219	Skelton Park Golf Club	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
238	Land to rear of Windrush House, Skelton	n/a	n/a	n/a	within 250m	Intersects 250m	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
239	Land to South of No. 5 Fairfield Cottages, Skelton	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
246	Whitehall Grange	Intersects 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a
572	Land at Holyrood Drive, Rawcliffe	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
573	Land off Landalewood Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
575	Tennis Court, Water lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
574	Playing field / pumping station adj Library, Rawcliffe Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
332	Jacobin Cottage 109 The Village Stockton on Forest	Within 50m	partly	Stockton On Forest	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
338	Store Adj to 45 The Village Earswick	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
360	Seven Oaks Ox Carr Lane Strensall	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
366	The Grange Towthorpe Road Haxby	Within 250	Yes	Towthorpe Conservation Area	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
368	Middleton House 2 Redmayne Square Strensall	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
371	Toad Hall 23B Hopgrove Lane South	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely Within Zone 2	Intersects Corridor	n/a
389	Springfield Sandy Lane Stockton on Forest	Within 250	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
392	20 Middlecroft Grove Strensall	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
393	Methodist Chapel The Village Stockton on Forest	Within 50m	Yes	Stockton On Forest	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
399	Chapel Farm 111 The Village Stockton on Forest	Within 50m	partly	Stockton On Forest	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
405	28 West End Strensall	Within 250	partly	Strensall Village	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
410	4 Willow Grove Earswick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
411	Whitewalls Ox Carr Lane Strensall	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely Within Zone 2	n/a	n/a
429	Low Farm Towthorpe Road Haxby	Intersects 50m	Yes	Towthorpe Conservation Area	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
433	Manor Farm 1 The Village Strensall	Intersects 50m	Yes	Strensall Village	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
447	The Laurels Brecks Lane Strensall	Within 250	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
459	31 Southfields Road	Within 250	Yes	Strensall Village	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
487	Helmsdale York Road Strensall	Within 250	partly	Strensall Village	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
488	Golden Grove Cottage Sheriff Hutton Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
491	Pinewood View (Brickyard Cottage) 1 Brecks Lane	Within 250	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
524	Bonneycroft 22 Princess Road Strensall	n/a	partly	Strensall Village	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
547	18 The Village Earswick	Within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
553	20 Middlecroft Grove Strensall	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
558	Fox Inn, 90 The Village, S-o-t-F	Within 50m	Yes	Stockton On Forest	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
199	Land located off Willow Grove	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
258	South of Southfields Road, Strensall & Land south of The Village,	Within 250	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
21	Land off Stockton lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
46	Land to the east of Princess Road, Strensall	Within 250	partly	Strensall Railway Buildings	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
54	Land at Stockton Lane, Stockton on the Forest, York	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
257	South of Southfields Road, Strensall & Land south of The Village,	Within 250	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
259	South of Southfields Road, Strensall & Land south of The Village,	Within 250	partly	Strensall Railway Buildings	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
265	Land between Southfields Road & railway line	Within 250	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
266	Land between Southfields Road & railway line	Within 250	partly	Strensall Village	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
267	Land between Southfields Road & railway line	Within 250	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
268	Land between Southfields Road & railway line	Within 250	partly	Strensall Village	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
269	Land between Southfields Road & railway line	Within 250	partly	Strensall Railway Buildings	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
81	Bull Commercial Centre	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
113	Land at Towthorpe and Strensall	Intersects 50m	partly	Towthorpe Conservation Area	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
251	Field at Strensall Road	Within 250	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
264	Land between Southfields Road & railway line	Within 250	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
567	Land RO Terrington Close / Jaywick Close	n/a	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
34	Hall Farm Old Earswick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
71	Hopgrove Land South	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a
119	Strensall Greenbelt Area	n/a	partly	Strensall Railway Buildings	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a
255	Westpit Green	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely Within Zone 2	n/a	n/a
256	Oakland Walk	Within 250	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
566	Rear of Netherwoods and the Village Strensall	Within 50m	partly	Strensall Village	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a
416	83 Tennent Road	n/a	n/a	n/a	n/a	n/a	Within 500m	n/a	n/a	n/a	n/a	Entirely within corridor

Call for Sites Ref	SITE DETAILS					REASON TAKEN FORWARD					
	SITE NAME	Agricultural land Classification	Tree Protection Orders	PROW onsite	PROW within 400m	Developable Area Remaining	Analysed for Residential potential	Analysed for Employment potential	Reason not taken forward	Allocated	Local Plan Ref
106	Land at Boroughbridge Road /Millfield Lane Site 1	GRADE 2	No	No	No	0.000	No	No	Failed Criteria 1	No	N/A
129	Land alongside A64	Grade 1	No	No	Yes but under investigation	0.000	No	No	Failed Criteria 1	No	N/A
175	Land at Askham Bryan	GRADE 2	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
185	Land to the South of Tadcaster Road	GRADE 2	Yes	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
210	Land North of Askham Richard	GRADE 2	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
212	Land at Chapel Lane, Askham Bryan	GRADE 2	No	No	No	0.000	No	No	Failed Criteria 1	No	N/A
270	Land alongside A64	Grade 1	No	No	Yes but under investigation	0.000	No	No	Failed Criteria 1	No	N/A
326	Amalgomated sites at Knapton	Other	Yes	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
577	South of Great North Way, York Business Park	Other	No	No	No	0.000	No	No	Failed Criteria 1	No	N/A
207	Land at Temple Lane North	GRADE 2	No	No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
1	Harewood Whin	GRADE 3	No	No	Yes	17.667	No	No	Not Submitted for Development	No	N/A
211	Askham Bryan College & Land west of college	GRADE 2	No	Yes	Yes	31.716	No	No	Not Submitted for Development	No	N/A
230	Land to north west of Manor School	Grade 2	No	No	No	3.300	No	No	Not Submitted for Development	No	N/A
233	Land across railway track from Copmanthorpe recreation centre	GRADE 2	No	No	Yes	0.000	No	No	Not Submitted for Development	No	N/A
234	Land to west of Beckfield Lane pitch	Other	No	No	Yes	0.000	No	No	Not Submitted for Development	No	N/A
237	Land to north of Poppleton Juniors	GRADE 2	No	No	No	0.000	No	No	Not Submitted for Development	No	N/A
215	Land at Manor Close, Upper Poppleton	GRADE 2	No	No	No	0.146	No	No	Under Threshold	No	N/A
578	Civil Service Sports Ground	Grade 2	No	No	No	0.134	No	No	Under Threshold	No	N/A
334	Former Reading Rooms Village Street	Other	No	No	Yes	0.039	No	No	Already Committed Residential	No	N/A
386	4 St Catherines Cottages Skelton	GRADE 3	No	No	No	0.132	No	No	Already Committed Residential	No	N/A
495	Springfield Farm Church Lane Skelton	GRADE 3	No	No	No	0.151	No	No	Already Committed Residential	No	N/A
507	9 Landalewood Road	Other	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
516	1 The Meadows Skelton	GRADE 3	No	No	No	0.085	No	No	Already Committed Residential	No	N/A
538	Grantchester Stripe Lane Skelton	GRADE 3	No	No	No	0.000	No	No	Already Committed Residential	No	N/A
89	Clifton Gate	Other	No	Yes	No	117.400	No	No	Considered as part of another site	No	N/A
205	Rawcliffe Moor Farm	GRADE 3	No	No	No	51.726	No	No	Considered as part of another site	No	N/A
216	Land at Shipton road (A19), Skelton, York	GRADE 3	No	Yes	Yes	0.000	No	No	Considered as part of another site	No	N/A
310	Amalgomated Sites North of Clifton Moor	Other	No	Yes	No	117.400	No	No	Considered as part of another site	No	N/A
576	Land North of Ring Road Clifton Moor	Other	No	Yes	Yes	9.397	No	No	Considered as part of another site	No	N/A
167	Shipton road	Other	Yes	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
219	Skelton Park Golf Club	GRADE 3	No	No	No	0.000	No	No	Failed Criteria 1	No	N/A
238	Land to rear of Windrush House, Skelton	GRADE 3	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
239	Land to South of No. 5 Fairfield Cottages, Skelton	GRADE 3	No	No	No	0.000	No	No	Failed Criteria 1	No	N/A
246	Whitehall Grange	Other	No	No	No	0.000	No	No	Failed Criteria 1	No	N/A
572	Land at Holyrood Drive, Rawcliffe	Other	Yes	Yes	Yes	0.000	No	No	Failed Criteria 2	No	N/A
573	Land off Landalewood Road	Other	No	No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
575	Tennis Court, Water lane	Other	No	No	Yes but under investigation	0.000	No	No	Failed Criteria 2	No	N/A
574	Playing field / pumping station adj Library, Rawcliffe Lane	Other	No	No	Yes	0.050	No	No	Under Threshold	No	N/A
332	Jacobin Cottage 109 The Village Stockton on Forest	GRADE 3	No	No	Yes	0.139	No	No	Already Committed Residential	No	N/A
338	Store Adj to 45 The Village Earswick	GRADE 3	No	No	Yes	0.147	No	No	Already Committed Residential	No	N/A
360	Seven Oaks Ox Carr Lane Strensall	GRADE 3	No	No	No	0.181	No	No	Already Committed Residential	No	N/A
366	The Grange Towthorpe Road Haxby	GRADE 3	No	No	No	0.000	No	No	Already Committed Residential	No	N/A
368	Middleton House 2 Redmayne Square Strensall	GRADE 3	No	No	Yes	0.179	No	No	Already Committed Residential	No	N/A
371	Toad Hall 23B Hopgrove Lane South	Grade 3b	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
389	Springfield Sandy Lane Stockton on Forest	GRADE 3	No	No	Yes	0.161	No	No	Already Committed Residential	No	N/A
392	20 Middlecroft Grove Strensall	GRADE 3	No	No	Yes	0.078	No	No	Already Committed Residential	No	N/A
393	Methodist Chapel The Village Stockton on Forest	GRADE 3	No	No	Yes	0.077	No	No	Already Committed Residential	No	N/A
399	Chapel Farm 111 The Village Stockton on Forest	GRADE 3	No	No	Yes	0.055	No	No	Already Committed Residential	No	N/A
405	28 West End Strensall	GRADE 3	No	No	Yes	0.263	No	No	Already Committed Residential	No	N/A
410	4 Willow Grove Earswick	GRADE 3	No	No	Yes	0.085	No	No	Already Committed Residential	No	N/A
411	Whitewalls Ox Carr Lane Strensall	GRADE 3	No	No	No	0.298	No	No	Already Committed Residential	No	N/A
429	Low Farm Towthorpe Road Haxby	GRADE 3	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
433	Manor Farm 1 The Village Strensall	GRADE 3	No	No	Yes	0.458	No	No	Already Committed Residential	No	N/A
447	The Laurels Brecks Lane Strensall	GRADE 3	No	No	Yes	0.199	No	No	Already Committed Residential	No	N/A
459	31 Southfields Road	GRADE 3	No	No	Yes	0.032	No	No	Already Committed Residential	No	N/A
487	Helmsdale York Road Strensall	GRADE 3	No	No	Yes	0.141	No	No	Already Committed Residential	No	N/A
488	Golden Grove Cottage Sheriff Hutton Road	GRADE 3	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
491	Pinewood View (Brickyard Cottage) 1 Brecks Lane	GRADE 3	No	No	Yes	0.043	No	No	Already Committed Residential	No	N/A
524	Bonneycroft 22 Princess Road Strensall	GRADE 3	Yes	No	Yes	0.505	No	No	Already Committed Residential	No	N/A
547	18 The Village Earswick	GRADE 3	No	No	Yes	0.106	No	No	Already Committed Residential	No	N/A
553	20 Middlecroft Grove Strensall	GRADE 3	No	No	Yes	0.174	No	No	Already Committed Residential	No	N/A
558	Fox Inn, 90 The Village, S-o-t-f	GRADE 3	No	No	Yes	0.163	No	No	Already Committed Residential	No	N/A
199	Land located off Willow Grove	GRADE 3	No	No	No	13.957	No	No	Considered as part of another site	No	N/A
258	South of Southfields Road, Strensall & Land south of The Village,	GRADE 3	No	No	Yes	0.031	No	No	Considered as part of another site	No	N/A
21	Land off Stockton lane	GRADE 3	No	No	No	0.000	No	No	Considered as part of another site	No	N/A
46	Land to the east of Princess Road, Strensall	GRADE 3	Yes	No	Yes	2.532	No	No	Considered as part of another site	No	N/A
54	Land at Stockton Lane, Stockton on the Forest, York	GRADE 3	No	No	No	2.384	No	No	Considered as part of another site	No	N/A
257	South of Southfields Road, Strensall & Land south of The Village,	GRADE 3	Yes	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
259	South of Southfields Road, Strensall & Land south of The Village,	GRADE 3	No	No	Yes	0.610	No	No	Considered as part of another site	No	N/A
265	Land between Southfields Road & railway line	GRADE 3	No	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
266	Land between Southfields Road & railway line	GRADE 3	Yes	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
267	Land between Southfields Road & railway line	GRADE 3	No	No	Yes	0.308	No	No	Considered as part of another site	No	N/A
268	Land between Southfields Road & railway line	GRADE 3	No	No	Yes	1.601	No	No	Considered as part of another site	No	N/A
269	Land between Southfields Road & railway line	GRADE 3	No	No	No	0.576	No	No	Considered as part of another site	No	N/A
81	Bull Commercial Centre	GRADE 3	No	No	No	0.000	No	No	Failed Criteria 1	No	N/A
113	Land at Towthorpe and Strensall	GRADE 3	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
251	Field at Strensall Road	GRADE 3	No	No	No	0.000	No	No	Failed Criteria 1	No	N/A
264	Land between Southfields Road & railway line	GRADE 3	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
567	Land RO Terrington Close / Jaywick Close	GRADE 3	No	No	Yes	0.000	No	No	Failed Criteria 1	No	N/A
34	Hall Farm Old Earswick	GRADE 3	No	No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
71	Hopgrove Land South	Grade 3b	Yes	No	Yes	0.000	No	No	Not Submitted for Development	No	N/A
119	Strensall Greenbelt Area	GRADE 3	Yes	No	No	30.741	No	No	Not Submitted for Development	No	N/A
255	Westpit Green	GRADE 3	Yes	No	Yes	0.153	No	No	Not Submitted for Development	No	N/A
256	Oakland Walk	GRADE 3	No	No	Yes	0.000	No	No	Not Submitted for Development	No	N/A
566	Rear of Netherwoods and the Village Strensall	GRADE 3	No	No	Yes	0.124	No	No	Under Threshold	No	N/A
416	83 Tennent Road	Other	No	No	Yes	0.031	No	No	Already Committed Residential	No	N/A

Call for Sites Ref	SITE DETAILS						ENVIRONMENTAL									
	SITE NAME	Site Size	Category A submission	Site Location	Ward	Residential Properties Within 400m	Brownfield /Greenfield	Flood Risk 3b	Flood Zone 3a	Historic Character and Setting	Statutory Nature Conservation Sites	Regional Green Infrastructure Corridor	Ancient woodland	SINC site	Area of Local Nature Conservation Interest	
424	Summersgill 8 Front Street	0.041	Yes	Suburban	Westfield	1270	Brownfield	no	n/a	no	no	no	no	no	no	
431	20 Severus Street	0.017	Yes	Urban	Westfield	1351	Brownfield	no	n/a	no	no	no	no	no	no	
440	65 Green Lane Acomb	0.160	Yes	Urban	Westfield	1451	Brownfield/GDN	no	n/a	no	no	no	no	no	no	
468	48 Wetherby Road	0.073	Yes	Suburban	Westfield	1050	GDN	no	n/a	no	no	no	no	no	no	
534	127 St Stephens Road	0.016	Yes	Suburban	Westfield	1168	GDN	no	n/a	no	no	no	no	no	no	
546	Floral Elegance 49 Front Street	0.028	Yes	Suburban	Westfield	1228	Brownfield	no	n/a	no	no	no	no	no	no	
65	Land at rear of Westfield School	2.272	Yes	Adjacent to Suburban Area	Westfield	743	Greenfield	no	n/a	no	no	no	no	intersects	Adjacent	
100	Land off Askham Lane, York	8.534	Yes	Adjacent to Suburban Area	Westfield	1087	Greenfield	no	n/a	partly	no	no	no	no	no	
174	Land south of Foxwood Lane, Acomb	2.234	Yes	Rural	Westfield	777	Greenfield	no	n/a	partly	no	no	no	no	no	
177	Land off Askham Lane, York	13.068	Yes	Adjacent to Suburban Area	Westfield	1428	Greenfield	no	n/a	partly	no	no	no	no	no	
591	Bellhouse Way	1.428	Yes	Suburban	Westfield	1242	Greenfield	no	n/a	no	no	no	no	no	Adjacent to	
128	Land behind Acomb Explore	0.124	Yes	Suburban	Westfield	1023	Mixture	no	n/a	no	no	no	no	no	no	
122	Windsor House EPH	0.180	Yes	Urban	Westfield	1236	Previously developm	no	n/a	no	no	no	no	no	no	
330	Naburn House Farm	0.074	Yes	Small Village	Wheldrake	165	Greenfield	Partly	Entirely within 3a	yes	no	yes	no	intersects	no	
361	Poplar Tree Farm Broad Highway Wheldrake	0.268	Yes	Rural	Wheldrake	73	Greenfield	no	n/a	no	no	no	no	no	no	
362	Oak Tree Farm Wheldrake Lane	0.382	Yes	Rural	Wheldrake	8	Greenfield	no	n/a	yes	no	no	no	no	no	
380	Naburn Hall Coach House Maypole Grove Naburn	0.066	Yes	Small Village	Wheldrake	131	Brownfield	no	n/a	yes	no	yes	no	no	no	
460	Naburn House Farm	0.195	Yes	Small Village	Wheldrake	165	GDN	Partly	Entirely within 3a	yes	no	yes	no	intersects	no	
483	The Villa Main Street Elvington	0.061	Yes	Small Village	Wheldrake	288	GDN	no	n/a	no	no	no	no	no	no	
511	Former Allenby Nursery, Wheldrake Lane, Elvington	0.831	Yes	Rural	Wheldrake	120	Greenfield	no	n/a	no	no	no	no	no	intersects	
515	Yew Tree House Vicarage Lane Naburn	0.080	Yes	Small Village	Wheldrake	165	GDN	no	Intersects zone 3a	yes	no	yes	no	no	no	
529	Gladstone Elvington Lane	0.110	Yes	Rural	Wheldrake	115	GDN	no	n/a	no	no	no	no	no	no	
548	Church Hall Main Street Deighton	0.026	Yes	Small Village	Wheldrake	76	Brownfield	no	n/a	no	no	no	no	no	no	
50	Land to rear of Main Street, Elvington, york	7.766	Yes	Adjacent to Small Village	Wheldrake	333	Greenfield	no	n/a	no	no	no	no	no	no	
56	Land off Main Street, Elvington, York	0.447	Yes	Adjacent to Small Village	Wheldrake	332	Greenfield	no	Adjacent	no	no	no	no	no	no	
609	Acres Farm, Naburn	5.273	Yes	Rural	Wheldrake	11	Greenfield	no	Intersects zone 3a	Yes	no	no	no	no	no	
178	Former North Selby Mine site	34.528	No	Rural	Wheldrake	9	Previously developm	no	Intersects zone 3a	partly	no	no	no	contains entire	Adjacent	
571	48 Scarcroft Road	0.212	Yes	Rural		32	Greenfield	no	n/a	no	no	no	no	no	no	
701	05/02040/OUT	0.688	Yes			0	Brownfield	No	n/a	No	No	No	No	No	No	
702	07/00559/FUL	0.394	Yes			0	Mixed	No	n/a	No	No	No	No	No	No	
703	07/01204/FULM	1.292	Yes			7	Brownfield	No	n/a	No	No	No	No	Adjacent	No	
704	12/01176/FULM	3.383	Yes			0	Brownfield	No	n/a	No	No	No	No	No	No	
705	09/02291/OUTM	0.510	Yes			0	Greenfield	No	n/a	No	No	No	No	No	No	
707	11/00483/FULM	0.394	Yes			0	Brownfield	No	n/a	No	No	No	No	No	No	
708	11/01518/FUL	0.280	Yes			0	mixed	No	n/a	No	No	No	No	No	No	
709	11/01993/FUL	0.420	Yes			0	Brownfield	No	n/a	Entirely	No	No	No	No	No	
710	11/02581/OUTM	12.352	Yes			0	Greenfield	No	Intersects zone 3a	Adjacent	No	No	No	No	Contains Entire	
711	12/01755/FUL	0.131	Yes			0	Brownfield	No	n/a	No	No	No	No	No	No	
712	12/01824/FUL	0.196	Yes			0	Brownfield	No	n/a	No	No	No	No	No	No	
713	11/00436/FULM	0.299	Yes			0	Brownfield	No	n/a	No	No	No	No	No	No	
714	10/00615/FULM	0.161	Yes			0	Brownfield	No	n/a	No	No	No	No	No	No	
715	10/02542/FULM	0.165	Yes			0	Brownfield	No	n/a	No	No	No	No	No	No	
716	12/01975/FULM	0.430	Yes			0	Brownfield	No	n/a	No	No	No	No	No	No	
717	11/02658/FULM	0.569	Yes			0	Brownfield	No	n/a	No	No	No	No	No	No	
718	11/02210/FULM	0.721	Yes			0	Brownfield	Partly	Intersects zone 3a	No	No	Partly	No	No	Adjacent	
693	Amalgamated Sites East of Metcalfe Lane	7.664	Yes			0	Mixed	Adjacent	Adjacent	No	No	No	No	No	No	
721	Land south of Bad Bargain lane	11.677	Yes			0	Greenfield	No	n/a	No	No	No	No	No	No	
722	Land east of Cottage road stables	12.065	Yes			0	Greenfield	No	n/a	No	No	No	No	No	No	
720	Land to the east of Terrys	9.438	Yes			0	Greenfield	Partly	Intersects zone 3a	Entirely	No	Partly	No	No	No	
728	Fenwick Street	0.143				0	Greenfield	No	n/a	No	No	Entirely	No	No	No	
729	York Road Haxby	0.160				0	Greenfield	No	n/a	No	No	No	No	No	No	
719	Terrys Carpark	0.866	Yes			0	Brownfield	No	n/a	Entirely	No	Partly	No	No	No	
40	Amenity Land adj Derwent House Elvington	0.137	Yes	Adjacent to Small Village		170	Previously developm	no	n/a	no	no	no	no	no	no	
730	Chaloners road	0.092				0	Brownfield	No	Within zone 3a	No	No	No	No	No	Adjacent	
731	Hewley Avenue	0.085				0	Brownfield	No	n/a	No	No	No	No	No	No	
732	Newbury Avenue	0.104				0	Brownfield	No	n/a	Adjacent	No	No	No	No	No	
614	Barleycorn House	0.082	Yes	Small Village		56	Greenfield	no	n/a	no	no	no	no	no	no	
615	Between Barleycorn House and Rose Cottage	0.071	Yes	Adjacent to Small Village		56	Greenfield	no	n/a	no	no	no	no	no	no	

Call for Sites Ref	SITE NAME	SOCIAL									ECONOMIC						SCORES				
		Doctors SCORE	Nurserys SCORE	Primary School SCORE	Secondary School SCORE	Higher Education Establishments SCORE	Neighbourhood Parade SCORE	Supermarket SCORE	Access to Openspace SCORE	Non-Frequent Bus routes SCORE	Frequent Bus routes SCORE	Park & Ride stops SCORE	Railway Station Walk SCORE	Railway Station Cycle SCORE	Adopted Highways SCORE	Cycle Routes SCORE	Residential Overall Score	Residential Service Score	Residential Transport Score	Employment Overall Score	Employment Transport Score
424	Summersgill 8 Front Street	5	2	3	4	0	5	5	5	3	5	0	0	1	5	1	44	29	15	17	15
431	20 Severus Street	5	4	5	0	0	5	5	5	3	5	0	0	3	5	3	48	29	19	23	19
440	65 Green Lane Acomb	5	4	3	4	0	5	5	5	3	5	0	0	1	5	3	48	31	17	21	17
468	48 Wetherby Road	3	4	3	0	0	5	5	4	3	5	0	0	1	0	1	34	24	10	14	10
534	127 St Stephens Road	5	4	3	5	0	5	5	4	2	5	0	0	1	5	1	45	31	14	18	14
546	Floral Elegance 49 Front Street	5	0	3	4	0	5	5	5	3	5	0	0	1	5	1	42	27	15	15	15
65	Land at rear of Westfield School	2	4	4	0	0	4	4	4	2	5	0	0	0	0	0	29	22	7	11	7
100	Land off Askham Lane, York	0	0	1	0	0	4	4	4	3	5	0	0	0	1	22	13	9	9	9	
174	Land south of Foxwood Lane, Acomb	0	2	1	0	0	4	4	4	3	5	0	0	0	5	0	28	15	13	15	13
177	Land off Askham Lane, York	0	2	1	0	0	4	4	4	3	5	0	0	0	5	1	29	15	14	16	14
591	Bellhouse Way	0	0	3	0	0	5	5	4	3	5	0	0	0	0	1	26	17	9	9	9
128	Land behind Acomb Explore	5	4	3	4	0	5	5	5	3	5	0	0	1	0	1	41	31	10	14	10
122	Windsor House EPH	3	4	5	4	0	5	5	5	2	5	0	0	1	5	1	45	31	14	18	14
330	Naburn House Farm	0	0	5	0	0	0	0	4	2	0	0	0	0	5	0	0	0	0	0	0
361	Poplar Tree Farm Broad Highway Wheldrake	3	0	3	0	0	4	4	4	2	0	0	0	0	0	0	20	18	2	2	2
362	Oak Tree Farm Wheldrake Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	5	5	5
380	Naburn Hall Coach House Maypole Grove Naburn	0	0	5	0	0	0	0	4	2	0	0	0	0	0	0	11	9	2	2	2
460	Naburn House Farm	0	0	5	0	0	0	0	4	2	0	0	0	0	5	0	16	9	7	7	7
483	The Villa Main Street Elvington	3	0	5	0	0	5	5	4	0	0	0	0	0	5	0	27	22	5	5	5
511	Former Allenby Nursery, Wheldrake Lane, Elvington	3	0	0	0	0	0	0	2	0	0	0	0	0	5	0	10	5	5	5	5
515	Yew Tree House Vicarage Lane Naburn	0	0	5	0	0	0	0	4	2	0	0	0	0	5	1	17	9	8	8	8
529	Gladstone Elvington Lane	5	0	3	0	0	0	0	4	0	0	0	0	0	5	0	17	12	5	5	5
548	Church Hall Main Street Deighton	0	0	0	0	0	0	0	0	3	0	0	0	0	5	0	8	0	8	8	8
50	Land to rear of Main Street, Elvington, york	2	0	4	0	0	4	4	4	0	0	0	0	0	5	0	23	18	5	5	5
56	Land off Main Street, Elvington, York	3	0	4	0	0	5	5	4	0	0	0	0	0	0	0	21	21	0	0	0
609	Acres Farm, Naburn	0	0	0	0	0	0	0	2	2	5	3	0	0	5	3	20	2	18	18	18
178	Former North Selby Mine site	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	5	5	5
571	48 Scarcroft Road	0	0	0	0	0	0	0	2	0	5	0	0	0	0	0	7	2	5	5	5
701	05/02040/OUT	2	0	0	0	0	1	3	0	3	0	0	0	0	0	0	9	6	3	3	3
702	07/00559/FUL	0	0	2	4	3	5	5	5	3	3	4	0	1	0	1	33	24	9	9	9
703	07/01204/FULM	3	4	0	0	0	1	3	5	3	0	0	0	0	5	1	20	16	4	8	4
704	12/01176/FULM	0	4	4	4	5	4	5	5	3	3	4	5	5	0	5	53	31	22	26	22
705	09/02291/OUTM	0	0	0	0	0	0	0	4	0	0	0	1	4	5	0	11	4	7	7	7
707	11/00483/FULM	3	3	5	0	0	5	5	5	0	3	0	0	0	5	3	29	26	3	6	3
708	11/01518/FUL	0	5	0	5	0	2	3	4	3	0	0	0	3	5	3	28	19	9	14	9
709	11/01993/FUL	3	5	2	0	0	2	3	4	3	3	3	0	0	5	3	28	19	9	14	9
710	11/02581/OUTM	0	2	1	0	3	5	5	4	3	3	4	0	0	5	5	32	20	12	14	12
711	12/01755/FUL	0	0	0	0	3	5	5	5	3	3	5	0	3	5	1	30	18	12	12	12
712	12/01824/FUL	2	3	2	0	0	5	3	4	2	2	3	0	1	3	3	28	19	9	12	9
713	11/00436/FULM	0	5	0	4	5	5	5	4	3	3	5	3	5	5	5	49	28	21	26	21
714	10/00615/FULM	0	5	0	4	3	5	5	5	3	3	5	5	5	5	1	46	27	19	24	19
715	10/02542/FULM	0	5	0	0	0	5	5	5	3	3	5	0	3	5	1	32	20	12	17	12
716	12/01975/FULM	0	0	0	2	5	5	5	5	3	3	5	0	5	5	3	38	22	16	16	16
717	11/02658/FULM	0	0	5	0	0	5	5	5	3	3	5	0	3	5	5	36	20	16	16	16
718	11/02210/FULM	0	5	2	0	3	5	5	5	3	3	4	0	3	5	3	38	25	13	18	13
693	Amalgamated Sites East of Metcalfe Lane	0	4	4	4	3	4	5	5	3	3	0	0	0	3	3	35	29	6	10	6
721	Land south of Bad Bargain lane	2	2	1	4	0	4	4	4	3	3	0	0	0	5	3	0	0	0	0	0
722	Land east of Cottage road stables	0	2	0	0	0	0	0	0	2	2	0	0	0	5	1	5	2	3	5	3
720	Land to the east of Terrys	4	0	4	0	3	1	3	5	3	2	0	0	1	5	3	28	21	7	7	7
728	Fenwick Street	5	0	2	4	3	5	5	5	3	3	3	0	5	5	1	41	29	12	12	12
729	York Road Haxby	0	5	4	0	0	5	5	4	3	3	0	0	0	5	1	27	23	4	9	4
719	Terrys Carpark	4	0	4	0	0	2	3	5	3	2	0	0	3	5	3	25	16	9	9	9
40	Amenity Land adj Derwent House Elvington	0	0	1	0	0	5	5	0	0	0	0	0	0	5	0	16	11	5	5	5
730	Chalonsers road	5	0	2	0	3	5	5	4	3	3	4	0	1	5	3	35	24	11	11	11
731	Hewley Avenue	3	2	2	4	3	5	5	5	2	3	0	0	1	5	1	33	29	4	6	4
732	Newbury Avenue	3	5	2	4	0	5	5	5	2	3	0	0	1	5	3	35	29	6	11	6
614	Barleycorn House	0	0	0	0	0	0	0	0	2	0	0	0	0	5	0	7	0	7	7	7
615	Between Barleycorn House and Rose Cottage	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2	0	2	2	2

Call for Sites Ref	SITE DETAILS					REASON TAKEN FORWARD					
	SITE NAME	Agricultural land Classification	Tree Protection Orders	PROW onsite	PROW within 400m	Developable Area Remaining	Analysed for Residential potential	Analysed for Employment potential	Reason not taken forward	Allocated	Local Plan Ref
424	Summersgill 8 Front Street	Other	No	No	Yes	0.041	No	No	Already Committed Residential	No	N/A
431	20 Severus Street	Other	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
440	65 Green Lane Acomb	Other	No	No	Yes	0.160	No	No	Already Committed Residential	No	N/A
468	48 Wetherby Road	Other	No	No	No	0.073	No	No	Already Committed Residential	No	N/A
534	127 St Stephens Road	Other	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
546	Floral Elegance 49 Front Street	Other	No	No	Yes	0.028	No	No	Already Committed Residential	No	N/A
65	Land at rear of Westfield School	Other	No	Yes	Yes	0.000	No	No	Considered as part of another site	No	N/A
100	Land off Askham Lane, York	Grade 3b	No	Yes but under Investigation	Yes	0.000	No	No	Considered as part of another site	No	N/A
174	Land south of Foxwood Lane, Acomb	Other	No	No	Yes	0.000	No	No	Considered as part of another site	No	N/A
177	Land off Askham Lane, York	Other	No	Yes but under Investigation	Yes	0.000	No	No	Considered as part of another site	No	N/A
591	Bellhouse Way	Other	Yes	Yes	Yes	0.000	No	No	Failed Criteria 2	No	N/A
128	Land behind Acomb Explore	Other	No	No	Yes	0.124	No	No	Under Threshold	No	N/A
122	Windsor House EPH	Other	No	No	Yes	0.180	No	No	Under Threshold	No	N/A
330	Naburn House Farm	GRADE 3	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
361	Poplar Tree Farm Broad Highway Wheldrake	GRADE 3	No	No	No	0.268	No	No	Already Committed Residential	No	N/A
362	Oak Tree Farm Wheldrake Lane	GRADE 2	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
380	Naburn Hall Coach House Maypole Grove Naburn	GRADE 3	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
460	Naburn House Farm	GRADE 3	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
483	The Villa Main Street Elvington	GRADE 3	Yes	No	Yes	0.061	No	No	Already Committed Residential	No	N/A
511	Former Allenby Nursery, Wheldrake Lane, Elvington	GRADE 3	Yes	No	Yes but under investigation	0.804	No	No	Already Committed Residential	No	N/A
515	Yew Tree House Vicarage Lane Naburn	GRADE 3	No	No	Yes	0.000	No	No	Already Committed Residential	No	N/A
529	Gladstone Elvington Lane	GRADE 3	No	No	Yes but under investigation	0.110	No	No	Already Committed Residential	No	N/A
548	Church Hall Main Street Deighton	GRADE 3	No	No	Yes	0.026	No	No	Already Committed Residential	No	N/A
50	Land to rear of Main Street, Elvington, york	GRADE 2	No	No	Yes	7.766	No	No	Considered as part of another site	No	N/A
56	Land off Main Street, Elvington, York	GRADE 3	No	No	Yes	0.444	No	No	Considered as part of another site	No	N/A
609	Acres Farm, Naburn	GRADE 2	Yes	No	Yes but under investigation	5.041	No	No	Considered as part of another site	No	N/A
178	Former North Selby Mine site	GRADE 2	No	Yes	Yes	23.190	No	No	Not Submitted for Development	No	N/A
571	48 Scarcroft Road	GRADE 3	No	No	No	0.000	No	No	Already Committed Residential	No	N/A
701	05/02040/OUT	Grade 2	No	No	Yes	0.000	No	No	Already Committed Emp	No	N/A
702	07/00559/FUL	Other	No	No	No	0.000	No	No	Already Committed Emp	No	N/A
703	07/01204/FULM	Grade 2	No	No	Yes	0.000	No	No	Already Committed Emp	No	N/A
704	12/01176/FULM	Other	No	Yes	Yes	0.000	No	No	Already Committed Emp	No	N/A
705	09/02291/OUTM	Grade 2	No	No	Yes	0.000	No	No	Already Committed Emp	No	N/A
707	11/00483/FULM	Other	No	No	No	0.000	No	No	Already Committed Emp	No	N/A
708	11/01518/FUL	Other	No	No	No	0.000	No	No	Already Committed Emp	No	N/A
709	11/01993/FUL	Other	No	No	No	0.000	No	No	Already Committed Emp	No	N/A
710	11/02581/OUTM	Other	No	No	No	0.000	No	No	Already Committed Emp	No	N/A
711	12/01755/FUL	Other	No	No	No	0.000	No	No	Already Committed Emp	No	N/A
712	12/01824/FUL	Other	No	No	Yes	0.000	No	No	Already Committed Emp	No	N/A
713	11/00436/FULM	Other	No	No	Yes	0.000	No	No	Already Committed Emp	No	N/A
714	10/00615/FULM	Other	No	No	Yes	0.000	No	No	Already Committed Emp	No	N/A
715	10/02542/FULM	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Emp	No	N/A
716	12/01975/FULM	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Emp	No	N/A
717	11/02658/FULM	Other	No	No	Yes but under investigation	0.000	No	No	Already Committed Emp	No	N/A
718	11/02210/FULM	Other	No	No	Yes	0.000	No	No	Already Committed Emp	No	N/A
693	Amalgamated Sites East of Metcalfe Lane	Grade 3a	No	Yes	Yes	0.000	No	No	Considered as part of another site	No	N/A
721	Land south of Bad Bargain lane	Grade 3a	No	Yes	Yes	0.000	No	No	Considered as part of another site	No	N/A
722	Land east of Cottage road stables	Grade 3a	No	Yes	Yes	0.000	No	No	Considered as part of another site	No	N/A
720	Land to the east of Terrys	Grade 3a	No	Yes but under investigation	Yes	0.000	No	No	Failed Criteria 1	No	N/A
728	Fenwick Street	Other	No	No	Yes but under investigation	0.000	No	No	Failed Criteria 1	No	N/A
729	York Road Haxby	n/a	No	No	Yes	0.000	No	No	Failed Criteria 2	No	N/A
719	Terrys Carpark	Grade 3a	No	No	Yes	0.000	No	No	Not Submitted for Development	No	N/A
40	Amenity Land adj Derwent House Elvington	GRADE 3	No	No	Yes	0.000	No	No	Under Threshold	No	N/A
730	Chalonsers road	Other	No	No	Yes	0.000	No	No	Under Threshold	No	N/A
731	Hewley Avenue	Other	No	No	Yes	0.000	No	No	Under Threshold	No	N/A
732	Newbury Avenue	Other	No	No	Yes	0.000	No	No	Under Threshold	No	N/A
614	Barleycorn House	GRADE 3	No	No	Yes	0.000	No	No	Under Threshold	No	N/A
615	Between Barleycorn House and Rose Cottage	GRADE 3	No	No	Yes	0.000	No	No	Under Threshold	No	N/A

9b: Sites which fail Criteria 4 /not taken forward as an allocation

9b: Sites which fail Criteria 4 /not taken forward as an allocation															
SITES DETAILS					ENVIRONMENTAL										
Call for Sites Ref	SITE NAME	Site Size	Residential Properties Within 400m	Site Location	Ward	Brownfield /Greenfield	Flood Zone 3a	Flood Risk 3b	Historic Character and Setting	Statutory Nature Conservation Sites	Regional Green Infrastructure Corridor	Ancient woodland	SINC site	Area of Local Nature Conservation Interest	Existing Openspace
271	Land alongside A64	0.592314	1	Rural	Bishopthorpe	Greenfield	n/a	no	no	no	no	no	no	no	No
598	South of Moor Lane	3.11732	965	Adjacent to Village	Bishopthorpe	Greenfield	n/a	no	partly	no	no	no	no	no	No
648	Carparks at Nuffield Hospital	0.631961	1648	Urban	Clifton	Brownfield	n/a	no	no	no	no	no	no	no	No
30	Land at Intake Lane Dunnington	1.289	348	Rural	Derwent	Greenfield	Intersects zone 3a	no	no	no	no	no	no	no	No
43	Land at Hull Road Dunnington	6.08421	60	Rural	Derwent	Greenfield	n/a	no	no	no	no	no	no	no	No
44	Common Lane Dunnington	0.953959	49	Rural	Derwent	Greenfield	n/a	no	no	no	no	no	no	no	No
74	York Road, Dunnington	6.00046	106	Adjacent to Village	Derwent	Greenfield	n/a	no	no	no	no	no	no	no	No
136	Land at Intake, Dunnington	2.39302	252	Rural	Derwent	Greenfield	Intersects zone 3a	no	no	no	no	no	no	no	No
160	Land at Grimston Bar	4.71318	22	Rural	Derwent	Greenfield	n/a	no	no	no	no	no	no	no	No
623	Land Adjacent to Grimston Bar and A1079	13.4751	11	Rural	Derwent	Greenfield	n/a	no	Adjacent	no	no	no	no	no	No
626	Land at Brear Close	0.323183	549	Urban	Dringhouses & W	Greenfield	n/a	no	no	no	no	no	no	no	No
624	MOD Land Fulford	1.85495	908	Urban	Fishergate	Brownfield	n/a	no	no	no	no	no	no	no	Part
629	The Retreat, Heslington Road	6.11926	1919	Urban	Fishergate	Brownfield	n/a	no	partly	no	no	no	no	Adjacent	Part
298	Amalgomated Sites at Connaught Court Care Home	2.71876	853	Urban	Fulford	Previously development land	Intersects zone 3a	Partly	partly	partly	partly	no	contains entire	no	Part
694	Amalgomated sites adj Designer Outlet	48.6889	0		Fulford	Mixed	Intersects zone 3a	No	Partly	No	No	No	No	Contains Ent	No
649	Car park, High Newbiggin Street	0.605229	2211	City Centre	Guildhall	Brownfield	n/a	no	no	no	no	no	no	no	No
657	Peel St/ Margret St	0.407739	1861	City Centre	Guildhall	Brownfield	n/a	no	no	no	no	no	no	no	No
660	Land at Marygate	0.506168	988	City Centre	Guildhall	Greenfield	n/a	no	no	no	no	no	no	no	No
661	Marygate Car Park, access from Hetherton's Street	0.814943	721	City Centre	Guildhall	Brownfield	Entirely within 3a	no	no	no	partly	no	no	no	No
669	Site at Jame Street	0.44168	937	City Centre Ex 2	Guildhall	Brownfield	Within zone 3a	no	no	no	no	no	no	no	No
147	Fields to east of B1363. opposite Plantation Farm	12.9297	833	Adjacent to Large Village	Haxby & Wigginto	Greenfield	n/a	no	partly	no	no	no	no	no	No
179	Whiteland Field	1.38607	610	Adjacent to Large Village	Haxby & Wigginto	Mixture	n/a	no	no	no	no	no	no	no	No
170	Pond Field	5.70616	636	Adjacent to Suburban Area	Heslington	Greenfield	n/a	no	no	no	no	no	no	no	No
311	Amalgomated Sites South of Heslington	228.341	506	Adjacent to Suburban Area	Heslington	Mixture	Intersects zone 3a	Partly	partly	no	no	no	Adjacent	Contains Ent	Part
607	Elvington Airfield	166.942	20	Rural	Heslington	Brownfield	n/a	no	no	no	no	no	intersects	no	Part
318	Amalgomated Sites at Layerthorpe	0.920698	1202	City Centre	Heworth	Previously development land	Intersects zone 3a	no	no	no	no	no	no	no	No
130	Land at Acomb Waterworks	2.15886	918	Urban	Holgate	Previously development land	Within zone 3a	partly	partly	no	partly	no	Adjacent	no	No
200	Severus Hill	1.97409	2237	Urban	Holgate	Previously development land	n/a	no	no	no	no	no	contains entire	no	No
138	York St John University playing field	4.75035	1259	Urban	Hull Road	Mixture	n/a	no	no	no	no	no	no	no	Part
180	Malton Road site, york	7.14081	1125	Adjacent to Urban Area	Huntington & New	Mixture	Intersects zone 3a	partly	partly	no	no	no	no	no	No
691	Amalgomated East of Monks Cross	49.4912	0		Huntington & New	Greenfield	Adjacent	No	Partly	No	No	No	No	No	No
700	Amalgomated Site Monks Cross Shopping Park	0.851893	0	Subu	Huntington & New	Brownfield	n/a	No	No	No	No	No	No	No	No
163	Hudson House	0.675668	1337	City Centre	Micklegate	Previously development land	n/a	no	no	no	no	no	no	no	No
653	Carpark off Bishopthorpe Road	0.201247	2557	Urban	Micklegate	Brownfield	n/a	no	no	no	no	no	no	no	No
161	Land at Murton Lane Industrial Estate	5.04329	25	Rural	Osballdwick	Greenfield	n/a	no	no	no	no	no	no	no	No
620	Land north of Sledmere Crossing, Dunnington	4.80485	8	Rural	Osballdwick	Mixed	n/a	no	no	no	no	no	no	no	No
621	To the Rear of Blue Coat	0.426231	121	Adjacent to Small Village	Osballdwick	Greenfield	n/a	no	no	no	no	no	no	no	No
87	Wills & Ellis Garage	0.315427	44	Rural	Rural West	Previously development land	n/a	no	no	no	no	no	no	no	No
111	Back Lane Wetherby Road Knapton	1.70648	86	Rural	Rural West	Greenfield	n/a	no	no	no	no	no	no	no	No
206	Land at Moor Lane, Copmanthorpe. Field No. 7222	12.9896	543	Rural	Rural West	Greenfield	n/a	no	no	no	no	no	no	no	No
214	Playing Fileds and Village Fields	10.0518	150	Rural	Rural West	Greenfield	n/a	no	no	no	no	no	no	no	No
220	Land at Wetherby Road, Knapton	9.53494	409	Rural	Rural West	Greenfield	n/a	no	no	no	no	no	no	no	No
226	Site A Land off Main Street Nether Poppleton	10.2408	371	Adjacent to Large Village	Rural West	Greenfield	intersects zone 3a	partly	partly	no	partly	no	no	no	No
227	Site B - land off Ouse Moor Lane Nether Poppleton	7.25312	167	Rural	Rural West	Greenfield	n/a	no	partly	no	no	no	no	no	No
253	Greenfield site	3.50889	56	Rural	Rural West	Greenfield	n/a	no	no	no	no	no	no	no	No
302	Amalgomated site west of Chapelfields 1	50.898	3106	Adjacent to Suburban Area	Rural West	Greenfield	n/a	no	no	no	no	no	intersects	Adjacent	Part
327	Amalgomated sites between Knapton and Westfield	64.1618	1226	Adjacent to Suburban Area	Rural West	Greenfield	n/a	no	partly	no	no	no	no	no	No
581	Land at Pansy Field, West of Station Road, Upper Poppleton	2.9051	124	Adjacent to Large Village	Rural West	Greenfield	n/a	no	no	no	no	no	no	no	No
676	Rufforth Airfield ù South of Southfield Close	4.17273	85	Adjacent to Small Village	Rural West	Greenfield	n/a	no	no	no	no	no	no	no	No
688	Land to the West of Knapton	7.87423	102	Adjacent to Small Village	Rural West	Greenfield	n/a	no	no	no	no	no	no	no	Part
645	Land west of Haxby Road	2.03927	328	Urban	Skelton, Rawcliffe	Mixed	n/a	no	partly	no	partly	no	no	no	Yes
53	Flaxton Road, Strensall	6.55487	437	Rural	Strensall	Greenfield	n/a	no	no	Adjacent	no	no	No	Contains Ent	No
76	Duncombe Farm, Strensall	73.5541	690	Adjacent to Large Village	Strensall	Mixture	Intersects zone 3a	no	no	no	partly	no	no	intersects	Part
101	Land at Earswick	3.07582	313	Adjacent to Small Village	Strensall	Greenfield	n/a	no	no	no	no	no	no	no	No
159	Land to rear of Greystones	3.81272	403	Adjacent to Large Village	Strensall	Mixture	n/a	no	no	no	no	no	no	Adjacent	No
260	South of Southfields Road, Strensall & Land south of The Village,	0.787763	355	Adjacent to Large Village	Strensall	Greenfield	n/a	no	no	no	no	no	no	no	No
296	Amalgomated sites East of Earswick	27.5061	392	Adjacent to Small Village	Strensall	Greenfield	n/a	no	no	no	no	no	Adjacent	Adjacent	No
303	Amalgomated sites off Stockton Lane	8.96726	241	Rural	Strensall	Previously development land	n/a	no	partly	no	no	no	no	no	No
563	Land at Sandy lane, Stockton-on-the-forest	2.78341	43	Rural	Strensall	Brownfield	n/a	no	no	no	no	no	no	no	No
564	North Carlton Farm, Stockton-on-the-forest	40.6373	43	Rural	Strensall	Brownfield	n/a	no	no	no	no	no	no	no	No
565	Land at the Mews, Strensall	1.00803	389	Rural	Strensall	Brownfield	n/a	no	no	no	no	no	no	Adjacent to	No
569	Foss Bank Farm	1.06766	148	Rural	Strensall	Greenfield	n/a	no	partly	no	partly	no	no	no	No
13	Buffet Depot/Wheldrake Station and SE6744 ID sheet OS6247	4.78611	211	Adjacent to Small Village	Wheldrake	Mixture	n/a	no	no	no	no	no	no	no	No
22	The Stables Elvington	1.57974	32	Rural	Wheldrake	Previously development land	n/a	no	no	no	no	no	no	no	No
97	South of Airfield Business Park	15.8857	5	Rural	Wheldrake	Mixture	n/a	no	no	no	no	no	no	intersects	No
183	Land to the North of Escrick	9.66595	12	Rural	Wheldrake	Greenfield	n/a	no	no	no	no	no	no	no	No
188	Land to the West of A19, Escrick	23.6713	12		Wheldrake	Greenfield	n/a	no	no	no	no	no	no	no	No
229	Land west of Beckside, elvington and land parcel SE6947 6854 & 70	4.43851	316	Adjacent to Small Village	Wheldrake	Greenfield	n/a	no	no	no	no	no	no	no	No
297	Amalgomated Sites off main Street Elvington	8.21308	333	Adjacent to Small Village	Wheldrake	Greenfield	Adjacent	no	no	no	no	no	no	no	No
601	Elvington Park	3.17725	124	Rural	Wheldrake	Greenfield	n/a	no	no	no	no	no	no	intersects	No
603	Land at Airfield Business Park, Elvington	0.294856	5	Rural	Wheldrake	Brownfield	n/a	no	no	no	no	no	no	no	No
604	Land to west of Elvington Airfield Business Park	2.00067	5	Rural	Wheldrake	Greenfield	n/a	no	no	no	no	no	intersects	Adjacent	No
605	Site E, Airfield Industrial Estate, Elvington	0.393618	5	Rural	Wheldrake	Brownfield	n/a	no	no	no	no	no	no	no	No
606	Elvington Airfield Inset	0.60754	6	Rural	Wheldrake	Mixed	n/a	no	no	no	no	no	no	no	No
608	Pool Bridge Farm	7.04508	0	Rural	Wheldrake	Greenfield	n/a	no	no	no	no	no	no	no	No
613	The Forge Crockey Hill	0.542872	29	Rural	Wheldrake	Brownfield	n/a	no	no	no	no	no	no	no	No
726	Wheatlands	6.80642	55	Rura		Greenfield	n/a	No	No	No	No	No	No	Adjacent	No

9b: Sites which fail Criteria 4 /not taken forward as an

SITES DETAILS		SOCIAL								ECONOMIC						SCORES					
Call for Sites Ref	SITE NAME	Doctors SCORE	Nursery SCORE	Primary School SCORE	Secondary School SCORE	Higher Education Establishments SCORE	Neighbourhood Parade SCORE	Supermarket SCORE	Access to Openspace SCORE	Non-Frequent Bus routes SCORE	Frequent Bus routes SCORE	Park & Ride stops SCORE	Railway Station Walk SCORE	Railway Station Cycle SCORE	Adopted Highways SCORE	Cycle Routes SCORE	Residential Overall Score	Residential Service Score	Residential Transport Score	Employment Transport Score	Employment Overall Score
271	Land alongside A64	0	0	0	0	3	0	5	4	3	0	2	0	0	5	3	25	12	13	13	13
598	South of Moor Lane	2	0	4	0	0	2	2	4	3	0	0	0	0	5	5	27	14	13	13	13
648	Carparks at Nuffield Hospital	0	0	5	0	0	5	5	5	3	5	0	0	3	5	3	39	20	19	19	19
30	Land at Intake Lane Dunnington	3	0	0	0	0	4	0	5	2	0	0	0	0	5	3	22	12	10	10	10
43	Land at Hull Road Dunnington	0	2	0	0	0	0	0	4	3	0	0	0	0	5	0	14	6	8	10	8
44	Common Lane Dunnington	0	2	0	0	0	0	0	2	3	0	0	0	0	0	0	7	4	3	5	3
74	York Road, Dunnington	0	4	4	0	0	0	0	4	3	0	0	0	0	0	3	18	12	6	10	6
136	Land at Intake, Dunnington	3	0	0	0	0	2	0	4	2	0	0	0	0	5	3	19	9	10	10	10
160	Land at Grimston Bar	0	0	0	0	3	0	0	0	3	0	0	0	0	5	3	14	3	11	11	11
623	Land Adjacent to Grimston Bar and A1079	0	0	0	0	5	0	0	0	2	3	4	0	0	5	3	22	5	17	17	17
626	Land at Brear Close	0	4	5	0	0	5	5	5	3	5	0	0	3	5	1	41	24	17	21	17
624	MOD Land Fulford	0	0	3	4	3	3	4	4	2	3	3	0	1	0	1	32	22	10	10	10
629	The Retreat, Heslington Road	2	2	4	0	3	5	4	5	3	5	2	0	3	5	5	48	25	23	25	23
298	Amalgomated Sites at Connaught Court Care Home	5	2	0	0	3	5	4	5	3	5	4	0	1	5	3	45	24	21	23	21
694	Amalgomated sites adj Designer Outlet	0	0	0	0	0	1	0	4	3	3	4	0	0	5	5	5	12	12	12	12
649	Car park, High Newbiggin Street	5	4	5	0	5	5	5	5	3	5	3	0	3	5	3	56	34	22	26	22
657	Peel St/ Margret St	0	4	0	0	0	5	5	5	3	5	5	0	3	5	3	43	19	24	28	24
660	Land at Marygate	0	1	0	0	5	5	5	4	3	5	5	1	5	5	3	47	20	27	28	27
661	Marygate Car Park, access from Hetherton's Street	0	2	0	0	5	5	4	4	3	5	4	3	5	5	3	48	20	28	30	28
669	Site at Jame Street	2	4	3	0	0	5	5	5	3	5	5	0	3	5	5	50	24	26	30	26
147	Fields to east of B1363. opposite Plantation Farm	2	2	1	0	0	2	2	4	3	3	0	0	0	0	0	19	13	6	8	6
179	Whiteland Field	0	0	3	0	0	2	0	4	3	0	0	0	0	5	0	17	9	8	8	8
170	Pond Field	2	4	5	4	5	4	4	5	2	5	3	0	0	5	5	53	33	20	24	20
311	Amalgomated Sites South of Heslington	4	4	4	0	3	2	0	5	0	0	0	0	0	5	3	30	22	8	12	8
607	Elvington Airfield	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	5	5	5
318	Amalgomated Sites at Layerthorpe	3	4	3	0	3	5	5	5	3	5	5	0	3	5	3	52	28	24	28	24
130	Land at Acomb Waterworks	0	0	1	0	0	4	4	5	3	5	0	0	0	5	3	30	14	16	16	16
200	Severus Hill	4	2	3	0	0	5	5	5	3	5	0	0	3	5	3	43	24	19	21	19
138	York St John University playing field	2	4	4	4	5	4	4	4	3	5	3	0	1	5	3	51	31	20	24	20
180	Malton Road site, york	4	4	4	0	0	4	4	4	3	5	2	4	0	5	5	44	24	20	24	20
691	Amalgomated East of Monks Cross	0	0	0	0	0	4	5	4	3	3	4	0	0	5	1	21	13	8	8	8
700	Amalgomated Site Monks Cross Shopping Park	0	0	0	0	0	5	5	4	3	3	5	0	0	5	5	14	13	13	13	13
163	Hudson House	0	4	0	3	3	5	5	5	3	5	5	5	5	5	3	56	25	31	35	31
653	Carpark off Bishopthorpe Road	0	4	5	4	3	5	5	5	3	5	3	1	5	5	5	58	31	27	31	27
161	Land at Murton Lane Industrial Estate	0	0	0	0	0	0	0	0	3	0	0	0	0	5	1	9	0	9	9	9
620	Land north of Sledmere Crossing, Dunnington	0	0	0	0	0	0	0	2	3	0	0	0	0	5	1	11	2	9	9	9
621	To the Rear of Blue Coat	0	0	0	0	0	0	0	0	3	0	0	0	0	5	1	9	0	9	9	9
87	Wills & Ellis Garage	0	1	0	2	0	0	0	4	2	0	0	3	5	5	3	25	7	18	19	18
111	Back Lane Wetherby Road Knapton	0	0	0	0	0	1	1	4	0	3	0	0	1	5	0	15	6	9	9	9
206	Land at Moor Lane, Copmanthorpe. Field No. 7222	0	1	0	0	0	1	0	4	3	0	0	0	0	5	0	14	6	8	9	8
214	Playing Fields and Village Fields	0	4	0	0	0	0	0	4	2	0	0	0	0	5	1	16	8	8	12	8
220	Land at Wetherby Road, Knapton	0	0	0	0	0	2	2	4	0	3	0	0	3	5	1	20	8	12	12	12
226	Site A Land off Main Street Nether Poppleton	2	2	4	0	0	2	2	5	3	0	0	0	3	5	0	28	17	11	13	11
227	Site B - land off Ouse Moor Lane Nether Poppleton	2	2	4	0	0	2	2	4	3	0	0	0	3	5	0	27	16	11	13	11
253	Greenfield site	0	4	0	0	0	0	0	4	3	0	0	0	0	5	1	17	8	9	13	9
302	Amalgomated site west of Chapelfields 1	2	4	4	0	0	2	2	4	0	3	0	0	1	5	1	89	61	28	40	28
327	Amalgomated sites between Knapton and Westfield	0	0	1	0	0	2	2	4	2	0	0	0	3	5	5	24	9	15	15	15
581	Land at Pansy Field, West of Station Road, Upper Poppleton	0	0	0	0	0	1	1	4	2	0	0	5	5	5	3	26	6	20	20	20
676	Rufforth Airfield ù South of Southfield Close	0	0	1	0	0	4	4	4	0	0	0	0	0	0	0	13	13	0	0	0
688	Land to the West of Knapton	0	0	0	0	0	2	0	4	0	0	0	0	3	5	5	19	6	13	13	13
645	Land west of Haxby Road	0	0	1	0	0	2	2	4	3	5	0	0	1	5	1	24	9	15	15	15
53	Flaxton Road, Strensall	0	0	0	0	0	2	1	4	0	3	0	0	0	0	0	10	7	3	3	3
76	Duncombe Farm, Strensall	2	0	0	0	0	1	0	4	0	3	0	0	0	5	0	15	7	8	8	8
101	Land at Earswick	0	0	0	0	0	0	0	4	0	5	0	0	0	5	1	15	4	11	11	11
159	Land to rear of Greystones	0	0	0	0	0	2	1	4	0	5	0	0	0	0	0	12	7	5	5	5
260	South of Southfields Road, Strensall & Land south of The Village,	0	0	0	0	0	2	1	4	0	5	0	0	0	0	0	12	7	5	5	5
296	Amalgomated sites East of Earswick	0	0	0	0	0	0	0	4	0	5	0	0	0	5	1	15	4	11	11	11
303	Amalgomated sites off Stockton Lane	4	2	1	0	0	4	4	4	3	0	0	0	0	5	0	27	19	8	10	8
563	Land at Sandy lane, Stockton-on-the-forest	0	0	0	0	0	0	0	0	3	0	0	0	0	5	0	8	0	8	8	8
564	North Carlton Farm, Stockton-on-the-forest	0	0	0	0	0	0	0	0	2	0	0	0	0	5	0	7	0	7	7	7
565	Land at the Mews, Strensall	0	4	0	0	0	4	4	4	0	3	0	0	0	0	0	19	16	3	7	3
569	Foss Bank Farm	0	0	0	0	0	0	0	4	2	5	0	0	0	5	0	16	4	12	12	12
13	Buffet Depot/Wheldrake Station and SE6744 ID sheet OS6247	2	0	1	0	0	4	2	2	3	0	0	0	0	5	0	19	11	8	8	8
22	The Stables Elvington	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	5	5	5
97	South of Airfield Business Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
183	Land to the North of Escrick	0	0	0	0	0	0	0	0	3	0	0	0	0	5	0	8	0	8	8	8
188	Land to the West of A19, Escrick	0	0	0	0	0	0	0	0	3	0	0	0	0	5	0	8	0	8	8	8
229	Land west of Beckside, elvington and land parcel SE6947 6854 & 70	2	0	3	0	0	4	4	4	0	0	0	0	0	5	0	22	17	5	5	5
297	Amalgomated Sites off main Street Elvington	2	0	4	0	0	4	4	4	0	0	0	0	0	5	0	23	18	5	5	5
601	Elvington Park	4	0	1	0	0	0	0	4	0	0	0	0	0	5	0	14	9	5	5	5
603	Land at Airfield Business Park, Elvington	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	5	5	5
604	Land to west of Elvington Airfield Business Park	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	5	5	5
605	Site E, Airfield Industrial Estate, Elvington	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	5	5	5
606	Elvington Airfield Inset	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
608	Pool Bridge Farm	0	0	0	0	0	0	0	0	3	0	0	0	0	5	0	8	0	8	8	8
613	The Forge Crockey Hill	0	0	0	0	0	0	0	0	3	0	0	0	0	5	0	8	0	8	8	8
726	Wheatlands	0	0	0	2	0	0	0	4	0	0	0	3	5	5	3	6	11	11	11	11

9b: Sites which fail Criteria 4 /not taken forward as an														
SITES DETAILS		ENVIRONMENTAL CONSIDERATION												
Call for Sites Ref	SITE NAME	Listed Buildings	Within Conservation Area	Adjacent Conservation Area	Schedules Ancient Monuments	Areas of Archaeological Importance	Central Historic Core Conservation Area Zone	AQMA	Flood Zone 2	District GI Corridor	LocalGI Corridor	Agricultural Land Classification	Tree Protection Orders	PROW onsite
271	Land alongside A64	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Grade 1	No	No
598	South of Moor Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	Intersects Corridor	GRADE 2	No	Yes
648	Carparks at Nuffield Hospital	Within 250	partly	within 50m	n/a	Within 500m	n/a	Within 500	Intersects Within Zone 2	n/a	n/a	Other	No	No
30	Land at Intake Lane Dunnington	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	GRADE 2	No	No
43	Land at Hull Road Dunnington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	GRADE 3	No	No
44	Common Lane Dunnington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	GRADE 3	No	No
74	York Road, Dunnington	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	Yes
136	Land at Intake, Dunnington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	Intersects Corridor	GRADE 2	No	No
160	Land at Grimston Bar	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	GRADE 3	No	No
623	Land Adjacent to Grimston Bar and A1079	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	Grade 2	No	Yes
626	Land at Brear Close	Within 250	partly	within 50m	n/a	Within 250m	n/a	n/a	n/a	n/a	n/a	Other	No	No
624	MOD Land Fulford	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Other	No	Yes but under Investigation
629	The Retreat, Heslington Road	Intersects 50m	partly	within 50m	Within 50m	Intersects AAI	n/a	Within 500	n/a	Intersects Corridor	n/a	Other	No	No
298	Amalgomated Sites at Connaught Court Care Home	Within 50m	partly	within 50m	n/a	n/a	n/a	Within 500	Intersects Within Zone 2	n/a	Intersects Corridor	Other	Yes	No
694	Amalgomated sites adj Designer Outlet	Within 250	n/a	n/a	n/a	n/a	n/a	Within 250m	Intersects Within Zone 2	n/a	Intersects Corridor	GRADE 2	Yes	No
649	Car park, High Newbiggin Street	Within 50m	partly	within 50m	Within 50m	Entirely within AAI	Monkgate	Intersects 50m	n/a	n/a	n/a	Other	No	No
657	Peel St/ Margret St	Intersects 50m	Yes	within 50m	Within 250m	Entirely within AAI	Piccadilly	Intersects 50m	Intersects Within Zone 2	n/a	n/a	Other	No	No
660	Land at Marygate	Intersects 50m	Yes	within 50m	Within 50m	Entirely within AAI	Museum Garden	Intersects 50m	n/a	Intersects Corridor	n/a	Other	No	No
661	Marygate Car Park, access from Hetherton's Street	Within 50m	Yes	within 50m	Within 250m	Entirely within AAI	Marygate	Within 500	Entirely Within Zone 2	n/a	n/a	Other	No	No
669	Site at Jame Street	Within 250	n/a	within 250m	Within 250m	Within 250m	n/a	Within 250	Intersects Within Zone 2	n/a	n/a	Other	No	No
147	Fields to east of B1363. opposite Plantation Farm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	GRADE 3	No	No
179	Whiteland Field	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	No	No
170	Pond Field	n/a	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	Grade 3b	No	No
311	Amalgomated Sites South of Heslington	Intersects 50m	partly	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor	Grade 3a	Yes	Yes
607	Elvington Airfield	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Entirely within corridor	n/a	GRADE 3	No	No
318	Amalgomated Sites at Layerthorpe	Within 250	n/a	within 250m	n/a	Within 250m	n/a	Within 250	Intersects Within Zone 2	n/a	n/a	Other	No	No
130	Land at Acomb Waterworks	n/a	n/a	n/a	n/a	n/a	n/a	Within 500	Intersects Within Zone 2	n/a	Intersects Corridor	Other	No	No
200	Severus Hill	n/a	n/a	n/a	Intersects 250m	Within 500m	n/a	n/a	n/a	n/a	n/a	Other	No	No
138	York St John University playing field	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Other	Yes	Yes but under Investigation
180	Malton Road site, york	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a	Other	No	No
691	Amalgomated East of Monks Cross	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	Intersects Corridor	Grade 2	No	Yes
700	Amalgomated Site Monks Cross Shopping Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Other	Yes	No
163	Hudson House	Intersects 50m	Yes	within 50m	Within 50m	Entirely within AAI	Micklegate	Intersects 50m	n/a	Intersects Corridor	n/a	Other	No	No
653	Carpark off Bishopthorpe Road	Within 50m	n/a	within 50m	Within 250m	Intersects AAI	n/a	Within 50m	n/a	n/a	n/a	Other	No	Yes but under Investigation
161	Land at Murton Lane Industrial Estate	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	No	No
620	Land north of Sledmere Crossing, Dunnington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	GRADE 3	No	No
621	To the Rear of Blue Coat	Within 250	partly	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	No	Yes
87	Wills & Ellis Garage	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Other	No	No
111	Back Lane Wetherby Road Knapton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	GRADE 2	No	No
206	Land at Moor Lane, Copmanthorpe. Field No. 7222	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No
214	Playing Fileds and Village Fields	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No
220	Land at Wetherby Road, Knapton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	Other	No	No
226	Site A Land off Main Street Nether Poppleton	n/a	partly	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	GRADE 2	Yes	Yes
227	Site B - land off Ouse Moor Lane Nether Poppleton	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No
253	Greenfield site	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	GRADE 2	No	No
302	Amalgomated site west of Chapelfields 1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	Other	No	Yes
327	Amalgomated sites between Knapton and Westfield	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	Other	No	No
581	Land at Pansy Field, West of Station Road, Upper Poppleton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No
676	Rufforth Airfield ũ South of Southfield Close	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No
688	Land to the West of Knapton	Within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	Grade 3a	No	Yes
645	Land west of Haxby Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Other	No	No
53	Flaxton Road, Strensall	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	No	No
76	Duncombe Farm, Strensall	Intersects 50m	partly	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	GRADE 3	No	Yes
101	Land at Earswick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	No	No
159	Land to rear of Greystones	Within 50m	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	No	No
260	South of Southfields Road, Strensall & Land south of The Village,	Within 250	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	No	No
296	Amalgomated sites East of Earswick	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	Grade 3a	Yes	No
303	Amalgomated sites off Stockton Lane	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	No	No
563	Land at Sandy lane, Stockton-on-the-forest	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	No	No
564	North Carlton Farm, Stockton-on-the-forest	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a	GRADE 3	No	Yes
565	Land at the Mews, Strensall	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	No	No
569	Foss Bank Farm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	No	No
13	Buffet Depot/Wheldrake Station and SE6744 ID sheet OS6247	Within 250	partly	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No
22	The Stables Elvington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	GRADE 3	Yes	No
97	South of Airfield Business Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a	GRADE 3	No	No
183	Land to the North of Escrick	n/a	partly	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	No	No
188	Land to the West of A19, Escrick	n/a	partly	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	GRADE 3	No	Yes
229	Land west of Becksidge, elvington and land parcel SE6947 6854 & 70	n/a	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a	GRADE 3	Yes	No
297	Amalgomated Sites off main Street Elvington	Within 50m	n/a	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Entirely within corridor	n/a	GRADE 2	No	No
601	Elvington Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a	GRADE 3	No	No
603	Land at Airfield Business Park, Elvington	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a	NON AGRIC	Yes	No
604	Land to west of Elvington Airfield Business Park	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a	NON AGRIC	No	No
605	Site E, Airfield Industrial Estate, Elvington	Within 250	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a	NON AGRIC	No	No
606	Elvington Airfield Inset	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a	NON AGRIC	No	No
608	Pool Bridge Farm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	Intersects Corridor	GRADE 2	No	No
613	The Forge Crockey Hill	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	Intersects Corridor	GRADE 2	No	No
726	Wheatlands	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	Grade 2	No	No

9b: Sites which fail Criteria 4 /not taken forward as an								
SITES DETAILS			REASON TAKEN FORWARD					
Call for Sites Ref	SITE NAME	PROW within 400m	Developable Area Remaining	Analysed for Residential potential	Analysed for Employment potential	Reason not taken forward	Allocated	Local Plan Ref
271	Land alongside A64	No	0.592314			Analysed for Emp	No	N/a
598	South of Moor Lane	Yes	2.67138	Resi Stage 1		Analysed for Emp & Resi	No	N/a
648	Carparks at Nuffield Hospital	Yes but under investigation	0.631961	Resi Stage 1		Analysed for Emp & Resi	No	N/a
30	Land at Intake Lane Dunnington	Yes	1.289			Analysed for Emp	No	N/a
43	Land at Hull Road Dunnington	Yes	6.08421			Failed Criteria 4	No	N/a
44	Common Lane Dunnington	No	0.953959			Failed Criteria 4	No	N/a
74	York Road, Dunnington	Yes	6.00046			Failed Criteria 4	No	N/a
136	Land at Intake, Dunnington	Yes	2.39302			Analysed for Emp	No	N/a
160	Land at Grimston Bar	Yes	4.71318			Analysed for Emp	No	N/a
623	Land Adjacent to Grimston Bar and A1079	Yes	13.4674			Analysed for Emp	No	N/a
626	Land at Brear Close	Yes	0.323183	Resi Stage 1		Analysed for Emp & Resi	No	N/a
624	MOD Land Fulford	Yes	1.85495	Resi Stage 1		Analysed for Emp & Resi	No	N/a
629	The Retreat, Heslington Road	Yes but under investigation	6.09851	Resi Stage 1		Analysed for Emp & Resi	No	N/a
298	Amalgomated Sites at Connaught Court Care Home	Yes	2.21676	Resi Stage 1		Analysed for Emp & Resi	No	N/a
694	Amalgomated sites adj Designer Outlet	Yes	3.11501			Analysed for Emp	No	N/a
649	Car park, High Newbiggin Street	Yes but under investigation	0.605229	Resi Stage 1		Analysed for Emp & Resi	No	N/a
657	Peel St/ Margret St	Yes but under investigation	0.407739	Resi Stage 1		Analysed for Emp & Resi	No	N/a
660	Land at Marygate	Yes but under investigation	0.506168	Resi Stage 1		Analysed for Emp & Resi	No	N/a
661	Marygate Car Park, access from Hetherton's Street	Yes but under investigation	0.794974	Resi Stage 1		Analysed for Emp & Resi	No	N/a
669	Site at Jame Street	Yes but under investigation	0.44168	Resi Stage 1		Analysed for Emp & Resi	No	N/a
147	Fields to east of B1363. opposite Plantation Farm	Yes	0.240299			Analysed for Resi Stage 2	No	N/a
179	Whiteland Field	No	1.38607			Failed Criteria 4	No	N/a
170	Pond Field	Yes	5.70616	Resi Stage 1		Analysed for Emp & Resi	No	N/a
311	Amalgomated Sites South of Heslington	Yes	6.35109			Analysed for Resi Stage 2	No	N/a
607	Elvington Airfield	Yes but under investigation	24.6466			Failed Criteria 4	No	N/a
318	Amalgomated Sites at Layerthorpe	Yes but under investigation	0.920698	Resi Stage 1		Analysed for Emp & Resi	No	N/a
130	Land at Acomb Waterworks	Yes	2.0195	Resi Stage 1		Analysed for Emp & Resi	No	N/a
200	Severus Hill	Yes but under investigation	1.12631	Resi Stage 1		Analysed for Emp & Resi	No	N/a
138	York St John University playing field	Yes but under investigation	4.75035	Resi Stage 1		Analysed for Resi and Emp	No	N/a
180	Malton Road site, york	Yes but under investigation	2.24696	Resi Stage 1		Analysed for Emp & Resi	No	N/a
691	Amalgomated East of Monks Cross	Yes	18.2702			Analysed for Emp	No	N/a
700	Amalgomated Site Monks Cross Shopping Park	No	0.851893	Resi Stage 1		Analysed for Emp & Resi	No	N/a
163	Hudson House	Yes	0.675668	Resi Stage 1		Analysed for Emp & Resi	No	N/a
653	Carpark off Bishopthorpe Road	Yes but under investigation	0.201247	Resi Stage 1		Analysed for Emp & Resi	No	N/a
161	Land at Murton Lane Industrial Estate	No	5.04329			Analysed for Emp	No	N/a
620	Land north of Sledmere Crossing, Dunnington	Yes	4.80485			Analysed for Emp	No	N/a
621	To the Rear of Blue Coat	Yes	0.426231			Analysed for Emp	No	N/a
87	Wills & Ellis Garage	No	0.315432			Analysed for Emp	No	N/a
111	Back Lane Wetherby Road Knapton	Yes	1.70648			Analysed for Emp	No	N/a
206	Land at Moor Lane, Copmanthorpe. Field No. 7222	Yes	12.9896			Failed Criteria 4	No	N/a
214	Playing Fileds and Village Fields	No	10.0518			Failed Criteria 4	No	N/a
220	Land at Wetherby Road, Knapton	Yes	9.53494			Analysed for Emp	No	N/a
226	Site A Land off Main Street Nether Poppleton	Yes	3.23751	Resi Stage 1		Analysed for Emp & Resi	No	N/a
227	Site B - land off Ouse Moor Lane Nether Poppleton	Yes	0.701407	Resi Stage 1		Analysed for Emp & Resi	No	N/a
253	Greenfield site	No	3.50889			Analysed for Emp	No	N/a
302	Amalgomated site west of Chapelfields 1	Yes	50.7473	Resi Stage 1		Analysed for Emp & Resi	No	N/a
327	Amalgomated sites between Knapton and Westfield	No	33.1273			Analysed for Emp and resi	No	N/a
581	Land at Pansy Field, West of Station Road, Upper Poppleton	No	2.9051			Analysed for Resi and Emp	No	N/a
676	Rufforth Airfield ù South of Southfield Close	Yes	4.17273			Analysed for Resi Stage 2	No	N/a
688	Land to the West of Knapton	Yes	7.87423			Analysed for Emp	No	N/a
645	Land west of Haxby Road	Yes	1.98093			Analysed for Emp	No	N/a
53	Flaxton Road, Strensall	No	5.78528			Failed Criteria 4	No	N/a
76	Duncombe Farm, Strensall	Yes	34.3497			Failed Criteria 4	No	N/a
101	Land at Earswick	No	3.07582			Analysed for Emp	No	N/a
159	Land to rear of Greystones	No	3.81272			Failed Criteria 4	No	N/a
260	South of Southfileds Road, Strensall & Land south of The Village,	Yes	0.787763			Failed Criteria 4	No	N/a
296	Amalgomated sites East of Earswick	No	27.506			Analysed for Emp	No	N/a
303	Amalgomated sites off Stockton Lane	No	2.38448			Analysed for Resi Stage 2	No	N/a
563	Land at Sandy lane, Stockton-on-the-forest	Yes	2.78341			Failed Criteria 4	No	N/a
564	North Carlton Farm, Stockton-on-the-forest	Yes	40.6373			Failed Criteria 4	No	N/a
565	Land at the Mews, Strensall	No	0.996368			Analysed for Resi Stage 2	No	N/a
569	Foss Bank Farm	Yes	0.66345			Analysed for Emp	No	N/a
13	Buffet Depot/Wheldrake Station and SE6744 ID sheet OS6247	Yes	4.78612			Analysed for Emp -Stage 2	No	N/a
22	The Stables Elvington	No	1.57974			Failed Criteria 4	No	N/a
97	South of Airfield Business Park	Yes	15.0994			Failed Criteria 4	No	N/a
183	Land to the North of Escrick	Yes	9.66595			Failed Criteria 4	No	N/a
188	Land to the West of A19, Escrick	Yes	23.6713			Failed Criteria 4	No	N/a
229	Land west of Beckside, elvington and land parcel SE6947 6854 & 70	Yes	4.43851			Analysed for Resi Stage 2	No	N/a
297	Amalgomated Sites off main Street Elvington	Yes	8.21308			Analysed for Resi Stage 2	No	N/a
601	Elvington Park	Yes	0.820764			Analysed for Emp -Stage 2	No	N/a
603	Land at Airfield Business Park, Elvington	No	0.294856			Analysed for Emp -Stage 2	No	N/a
604	Land to west of Elvington Airfield Business Park	No	1.37633			Analysed for Emp -Stage 2	No	N/a
605	Site E, Airfield Industrial Estate, Elvington	No	0.393618			Analysed for Emp -Stage 2	No	N/a
606	Elvington Airfield Inset	Yes but under investigation	0.60754			Failed Criteria 4	No	N/a
608	Pool Bridge Farm	Yes	7.04508			Failed Criteria 4	No	N/a
613	The Forge Crockey Hill	Yes	0.542872			Failed Criteria 4	No	N/a
726	Wheatlands	Yes	6.80642			Analysed for Emp	No	N/a

9c: Strategic Housing Sites and Allocations

Call for Sites Ref	Local Plan Ref	SITE NAME	Site Size	Residential Properties Within 400m	Site Location	ENVIRONMENTAL													Developable Area Remaining
						Brownfield /Greenfield	Flood Risk 3b	Flood Zone 3a	Historic Character and Setting	Statutory Nature Conservation Sites	Regional Green Infrastructure Corridor	Ancient woodland	SINC site	Area of Local Nature Conservation Interest	Existing Openspace	Passed Criteria 1	Passed Criteria 2	Passed Criteria 3	
472	H1	Former Gas Site 24 Heworth Green	3.54489	2363	City Centre Ex 2	Brownfield	no	Intersects zone 3a	no	no	partly	no	no	no	No	Yes	Yes	Yes	3.33345
299	H2	Amalgomated sites by Racecourse, Tadcaster Road	4.62558	821	Urban	Greenfield	no	n/a	partly	no	no	no	Contains Entire	Adjacent	Part	Yes	Yes	Yes	2.60276
121	H3	Burnholme School	6.79407	1514	Suburban	Mixed BF/GF	no	n/a	no	no	no	no	no	intersects	Part	Yes	No	N/a	0
202	H4	St Joseph's Monastery	2.61531	2252	City Centre Ex 2	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	2.61531
127	H5	Lowfields former school site	5.55099	2051	Suburban	Mixed BF/GF	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	2.23599
308	H6	Amalgomated sites RO Wilberforce Home/York College	8.84437	559	Adjacent to Suburban Area	Greenfield	no	n/a	partly	no	no	no	no	no	No	Yes	Yes	Yes	2.0429
172	H7	Bootham Crescent Football Stadium	1.72118	2214	Urban	Brownfield	no	n/a	no	no	no	no	no	no	Part	Yes	Yes	Yes	0.919245
58	H8	Askham Bar Park and Ride Site	1.59615	626	Suburban	Brownfield	no	n/a	no	no	no	no	intersects	no	No	Yes	Yes	Yes	1.5745
317	H9	Amalgomated Sites North of Moor Lane Woodthorpe	32.7232	1750	Adjacent to Suburban Area	Mixed BF/GF	no	n/a	partly	no	no	no	no	no	No	No	N/a	N/a	0
656	H10	Barbican Centre	1.24233	2275	City Centre	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	1.24233
627	H11	Land at frederick House East of Fulford	0.777259	1216	Urban	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.777259
192	H12	Land RO Stockton lane off Greenfield Park Drive	0.766739	848	Urban	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.766739
7	H13	Our Lady's RC Primary School	1.31008	908	Urban	Brownfield	no	n/a	Adjacent	no	no	no	Adjacent	no	Part	Yes	Yes	Yes	0.683077
556	H14	Former Citroen Garage 32 Lawrence Street	0.546808	2228	City Centre Ex 2	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.546808
120	H15	Beckfield Lane former HWS	0.486854	1158	Suburban	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.486854
25	H16	Sessions of York	1.91885	1012	Suburban	Brownfield	partly	Intersects zone 3a	no	no	partly	no	no	no	No	Yes	Yes	Yes	0.465803
631	H17	Burnholme WMC, Burnholme Drive	0.432049	1061	Urban	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.432049
80	H18	Land north of Woodland Chase, York	0.386789	206	Suburban	Brownfield	no	n/a	partly	no	no	no	no	no	No	Yes	Yes	Yes	0.36677
654	H19	Land at Mill Mount	0.362591	1440	Urban	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.362591
124	H20	Oakhaven EPH	0.33346	1652	Urban	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.33346
99	H21	Woolnough House EPH	0.29306	1118	Suburban	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.29306
59	H22	Heworth Lighthouse	0.290496	1555	Urban	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.290344
98	H23	Grove House EPH	0.245721	2207	Urban	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.245721
197	H24	Bristows Garage	0.216811	1353	Urban Area	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.216811
651	H25	Heworth Green North (Forum Site)	0.936983	1866	City Centre	Brownfield	Partly	Within zone 3a	no	no	partly	no	no	Adjacent	No	Yes	Yes	Yes	0.681235
55	H26	Land at Dauby Lane, Elvington, York	5.11304	87	Adjacent to Small Village	Greenfield	no	n/a	no	no	no	no	contains entire	no	No	Yes	Yes	Yes	4.0547
49	H27	Land at Brecks Lane, Strensall	3.90504	222	Within Large Village	Greenfield	no	n/a	no	no	partly	no	no	no	Entire	Yes	No	N/a	0
11	H28	Land to north of North Lane, Wheldrake	3.14515	470	Adjacent to Small Village	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	3.14515
166	H29	Land at Moor Lane	2.64848	301	Adjacent to Village	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	2.64848
322	H30	Amalgomated sites South of Strensall	6.3653	936	Adjacent to Large Village	Greenfield	no	n/a	no	no	no	no	contains entire	contains entire	No	Yes	Yes	Yes	2.53183
300	H31	Amalgomated sites Eastfield Lane, Dunnington	2.51159	590	Rural	Mixed BF/GF	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	2.51159
562	H32	The Tannery, Strensall	2.22255	392	Large Village	Brownfield	no	Intersects zone 3a	no	no	yes	no	no	Adjacent	No	No	N/a	N/a	0
72	H33	Water Tower Land Dunnington	4.58482	522	Rural	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	4.58482
8	H34	Land North of Church Lane	3.00233	198	Adjacent to Village	Greenfield	no	n/a	partly	no	no	no	no	intersects	No	Yes	Yes	Yes	1.74396
52	H35	Land at Intake Lane, Dunnington, York	1.58905	533	Adjacent to Village	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	1.58905
580	H36	Land at Blairgowrie House, Main Street	1.54987	559	Large Village	Brownfield	no	n/a	partly	no	no	no	no	no	No	Yes	Yes	Yes	1.49902
677	H38	Land RO Rufforth Primary School	0.988338	177	Adjacent to Small Village	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	No	N/a	0
95	H39	North of Church Lane Elvinton	0.916765	276	Adjacent to Small Village	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.988338
193	H40	West Fields Copmanthorpe	0.82042	559	Adjacent to Village	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.916765
596	H41	Land adj. 26 & 38 Church lane	0.547288	565	Village	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.82042
597	H42	Builders Yard, Church Lane	0.334764	471	Village	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.547288
194	H43	Manor Farm Yard	0.254072	781	Adjacent to Village	Mixed BF/GF	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.334764
618	H44	Land RO Surgery & 2a/2b Petercroft Lane	0.233216	967	Village	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.254072
579	H45	Land adj. 131 Long Ridge Lane	0.202226	587	Large Village	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.233216
305	H37	Amalgomated sites South of Haxby	6.91823	434	Adjacent to Large Village	Greenfield	Partly	Adjacent	partly	no	no	no	no	Adjacent	No	Yes	Yes	Yes	0.202226
295	ST1	Amalgomated Sites at British Sugar	41.2917	1567	Suburban	Brownfield	no	n/a	no	no	no	no	intersects	no	Part	Yes	Yes	Yes	35.6503
321	ST2	Amalgomated sites at Millfield lane/A59	11.0087	533	Adjacent to Suburban Area	Greenfield	no	n/a	no	no	no	no	no	no	Part	Yes	Yes	Yes	5.28319
45	ST3	Grain Stores	7.72712	1633	Suburban	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	7.72712
35	ST4	Land Adj Hull Road - Grimston Bar	7.53999	653	Rural	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	7.53999
293	ST5	York Central	72.2443	5326	City Centre Ex 1	Greenfield	no	Intersects zone 3a	no	no	partly	no	no	contains entire	Part	Yes	Yes	Yes	68.4212
181	ST6	Land at Grimston Bar	34.1575	164	Rural	Greenfield	no	n/a	partly	no	no	no	no	Adjacent	No	Yes	Yes	Yes	23.1267
104	ST7	Land south of Stockton Lane, York	41.6282	948	Adjacent to Suburban Area	Greenfield	partly	Intersects zone 3a	partly	no	no	no	no	no	No	Yes	Yes	Yes	27.2063
329	ST8	Amalgomated sites North of Monks Cross	75.1352	1474	Adjacent to Suburban Area	Greenfield	no	n/a	no	no	no	no	contains entire	contains entire	No	Yes	Yes	Yes	65.4495
568	ST9	Land between Moor Lane and Usher Lane	18.6603	1040	Rural	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	18.6603
148	ST10	The Moor Lane 'Zero Carbon' Partnership	88.494	1585	Rural	Mixed BF/GF	no	Intersects zone 3a	partly	partly	no	no	no	Adjacent	No	Yes	Yes	Yes	17.0197
320	ST11	Amalgomated Sites at New Lane Huntington	16.2689	1424	Adjacent to Suburban Area	Greenfield	no	n/a	no	no	no	no	no	intersects	Part	Yes	Yes	Yes	13.7562
208	ST12	Land at Manor Heath Road, Copmenthorpe	7.27769	594	Adjacent to Village	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	7.27769
131	ST13	Land at Moor Lane, Copmanthorpe	5.4985	446	Adjacent to Village	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	5.4985
310	ST14	Amalgomated Sites North of Clifton Moor	152.679	772	Rural	Greenfield	no	n/a	partly	no	no	no	no	contains entire	No	Yes	Yes	Yes	117.4
133	ST15	Heslington Estate Land	530.391	49	Rural	Greenfield	no	Intersects zone 3a	partly	partly	no	no	Adjacent	no	Yes	Yes	Yes	Yes	405.48
485	ST17	Nestle South	7.16289	2322	Urban	Brownfield	no	n/a	partly	no	no	no	no	no	No	Yes	Yes	Yes	7.12842
457	ST23	(Remaining) Land West of Metcalfe Lane	21.9085	1847	Suburban	Greenfield	Partly	Intersects zone 3a	no	no	no	no	no	intersects	No	Yes	Yes	Yes	15.8037
458	ST22	Germany Beck Site East of Fordlands Road	34.5859	1095	Suburban	Greenfield	Partly	Intersects zone 3a	partly	no	partly	no	intersects	no	No	Yes	Yes	Yes	23.5354
461	ST24	York College of Further & Higher Education Tadcaster road	10.3155	829	Suburban	Brownfield	no	n/a	partly	no	no	no	no	no	No	Yes	Yes	Yes	7.86037
37	E3	Ford Garage Jockey Lane	1.66522	69	Suburban	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	1.66522
64	E4	Land at Layerthorpe and James St	0.228035	1296	City Centre	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.228035
639	E11	Annamine Nurseries	1.03812	788	Suburban	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	1.03812
685	E13	End of Great North Way, York Business park	2.97823	122	Suburban	Mixed BF/GF	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	2.97823
686	E14	Sit to south in York Business park	0.205033	123	Suburban	Mixed BF/GF	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.205033
307	E5	Amalgomated sites at James Street	0.225178	1208	City Centre	Brownfield	no	Within zone 3a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.225178
600	E8	Wheldrake Industrial Estate	0.44936	123	Small Village	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.44936
635	E2	Land north of Monks Cross Drive	0.643357	0	Suburban	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.643357
684	E12	York Business Park	0.935034	184	Suburban	Mixed BF/GF	Partly	Intersects zone 3a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.836502
602	E9	Elvington Industrial Estate	0.996675	115	Rural	Greenfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	0.996675
599	E7	Wheldrake Industrial Estate	1.18251	126	Small Village	Brownfield	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	1.18251
456	E1	Hungate	4.76563	1976	City Centre	Brownfield	Partly	Within zone 3a	no	no	partly	no	no	intersects	Part	Yes	Yes	Yes	6.37735
328	E6	Amalgomated sites at Common Lane, Dunnington	6.46843	639	Adjacent to Village	Greenfield	no	Within zone 3a	no	no	no	no	Adjacent	no	No	Yes	Yes	Yes	2.25131
328	E10	Amalgomated sites at Common Lane, Dunnington	6.46843	639	Adjacent to Village	Greenfield	no	Within zone 3a	no	no	no	no	Adjacent	no	No	Yes	Yes	Yes	2.25131
24	ST19	Land at Prospect Farm Poppleton	4.73918	6	Rural	Mixed BF/GF	no	n/a	no	no	no	no	no	no	No	Yes	Yes	Yes	4.73918
695	ST21	York Designer Outlet Centre	0.313027	15	Rural														

9c: Strategic Housing Sites and Allocations

Call for Sites Ref	Local Plan Ref	SITE NAME	SOCIAL							ECONOMIC							SCORES					Listed Buildings	Within Conservation Area	
			Doctors SCORE	Nurserys SCORE	Primary School SCORE	Secondary School SCORE	Higher Education Establishments SCORE	Neighbourhood Parade SCORE	Supermarket SCORE	Access to Openspace SCORE	Non-Frequent Bus routes SCORE	Frequent Bus routes SCORE	Park & Ride stops SCORE	Railway Station Walk SCORE	Railway Station Cycle SCORE	Adopted Highways SCORE	Cycle Routes SCORE	Residential Overall Score	Residential Service Score	Residential Transport Score	Employment Transport Score			Employment Overall Score
472	H1	Former Gas Site 24 Heworth Green	4	4	4	0	3	5	4	5	3	5	4	0	3	5	3	52	29	23	23	27	Within 50m	partly
299	H2	Amalgomated sites by Racecourse, Tadcaster Road	0	1	0	0	0	5	4	4	3	5	2	0	3	5	3	35	14	21	21	22	Intersects 50m	partly
121	H3	Burnholme School	2	4	5	5	0	5	5	5	3	0	0	1	5	5	48	31	17	17	21	n/a	n/a	
202	H4	St Joseph's Monastery	0	0	5	0	3	5	5	5	3	5	5	0	3	5	1	45	23	22	22	22	Within 50m	n/a
127	H5	Lowfields former school site	4	4	4	4	0	5	4	4	5	0	0	1	5	1	45	30	15	15	19	n/a	n/a	
308	H6	Amalgomated sites RO Wilberforce Home/York College	0	1	0	0	5	4	4	4	3	4	0	1	5	5	39	18	21	21	22	n/a	n/a	
172	H7	Bootham Crescent Football Stadium	4	4	5	0	3	5	4	5	2	3	4	0	3	5	3	50	30	20	20	24	Within 50m	n/a
58	H8	Askham Bar Park and Ride Site	0	4	0	0	3	4	5	4	3	5	0	1	5	3	42	20	22	22	26	Within 250	n/a	
317	H9	Amalgomated Sites North of Moor Lane Woodthorpe	0	2	1	0	0	4	4	4	3	0	0	0	5	3	29	15	14	14	16	n/a	n/a	
656	H10	Barbican Centre	0	1	5	0	0	5	5	5	3	5	5	0	3	5	5	47	21	26	26	27	Within 50m	n/a
627	H11	Land at frederick House East of Fulford	0	1	1	0	0	5	5	5	3	5	5	0	3	5	41	17	24	24	25	Within 50m	partly	
192	H12	Land RO Stockton lane off Greenfield Park Drive	4	1	3	0	0	4	2	4	3	5	3	0	1	5	1	36	18	18	18	19	n/a	n/a
7	H13	Our Lady's RC Primary School	2	4	5	0	0	5	5	5	2	5	0	1	5	5	44	26	18	18	22	n/a	n/a	
556	H14	Former Citroen Garage 32 Lawrence Street	0	1	5	0	3	5	5	5	3	5	0	3	5	3	48	24	24	24	25	Within 50m	partly	
120	H15	Beckfield Lane former HWS	0	0	4	0	0	5	5	5	3	0	0	3	5	1	34	19	15	15	15	n/a	n/a	
25	H16	Sessions of York	0	4	1	4	3	4	5	4	3	5	0	0	5	3	41	25	16	16	20	Within 50m	n/a	
631	H17	Burnholme WMC, Burnholme Drive	3	4	4	5	0	5	5	5	3	0	0	1	5	1	44	31	13	13	17	n/a	n/a	
80	H18	Land north of Woodland Chase, York	3	4	3	0	0	4	4	4	2	5	0	1	0	3	33	22	11	11	15	n/a	n/a	
654	H19	Land at Mill Mount	3	2	0	5	5	5	5	4	3	5	5	1	5	1	54	29	25	25	27	Within 50m	Yes	
124	H20	Oakhaven EPH	5	4	4	0	0	5	5	5	2	5	0	0	3	5	46	28	18	18	22	n/a	n/a	
99	H21	Woolnough House EPH	4	1	5	3	5	5	4	5	3	5	0	1	5	3	54	32	22	22	23	n/a	n/a	
59	H22	Heworth Lighthouse	5	4	5	0	0	5	5	5	3	5	4	0	3	5	50	29	21	21	25	n/a	n/a	
98	H23	Grove House EPH	5	4	5	0	5	5	5	5	3	5	3	0	3	5	56	34	22	22	26	Within 50m	n/a	
197	H24	Bristows Garage	5	5	0	0	0	5	5	5	3	5	5	0	3	5	56	30	26	26	31	Within 50m	Yes	
651	H25	Heworth Green North (Forum Site)	3	4	3	0	3	5	5	5	3	5	4	0	3	5	51	28	23	23	27	Within 250	n/a	
55	H26	Land at Dauby Lane, Elvington, York	5	0	5	0	0	2	2	4	0	0	0	0	5	0	23	18	5	5	5	n/a	n/a	
49	H27	Land at Brecks Lane, Strensall	0	0	0	0	0	4	0	4	0	0	0	0	5	0	16	8	8	8	8	n/a	n/a	
11	H28	Land to north of North Lane, Wheldrake	4	0	4	0	0	4	4	4	3	0	0	0	5	0	28	20	8	8	8	Within 250	n/a	
166	H29	Land at Moor Lane	2	2	1	0	0	2	2	4	2	0	0	0	0	0	20	13	7	7	9	n/a	n/a	
322	H30	Amalgomated sites South of Strensall	5	0	1	0	0	5	5	5	0	5	0	0	5	0	31	21	10	10	10	Within 250	partly	
300	H31	Amalgomated sites Eastfield Lane, Dunnington	4	2	1	0	0	4	4	4	3	0	0	0	5	1	28	19	9	9	11	n/a	n/a	
562	H32	The Tannery, Strensall	0	0	0	0	0	2	2	4	0	5	0	0	5	0	18	8	10	10	10	Intersects 50m	partly	
72	H33	Water Tower Land Dunnington	4	4	4	0	0	4	4	4	3	0	0	0	5	1	33	24	9	9	13	n/a	n/a	
8	H34	Land North of Church Lane	5	0	3	0	0	4	4	4	3	0	0	0	5	1	29	20	9	9	9	Within 50m	partly	
52	H35	Land at Intake Lane, Dunnington, York	3	0	0	0	0	4	2	5	2	0	0	0	0	1	17	14	3	3	3	n/a	n/a	
580	H36	Land at Blairgowrie House, Main Street	5	2	5	0	0	5	5	5	3	0	0	3	5	0	38	27	11	11	13	Intersects 50m	partly	
677	H38	Land RO Rufforth Primary School	0	0	5	0	0	5	4	4	0	0	0	0	5	0	23	18	5	5	5	Within 250	n/a	
95	H39	North of Church Lane Elvinton	0	0	3	0	0	5	4	4	0	0	0	0	5	0	22	17	5	5	5	Within 250	n/a	
193	H40	West Fields Copmanthorpe	5	4	3	0	0	5	4	4	3	0	0	0	5	0	33	25	8	8	12	Within 250	n/a	
596	H41	Land adj. 26 & 38 Church lane	5	0	5	0	3	5	5	4	3	0	0	0	5	1	36	27	9	9	9	Within 250	Yes	
597	H42	Builders Yard, Church Lane	5	0	5	0	0	5	5	4	3	0	0	0	5	0	32	24	8	8	8	Within 250	Yes	
194	H43	Manor Farm Yard	5	4	5	0	0	5	5	4	3	0	0	0	5	0	36	28	8	8	12	Intersects 50m	partly	
618	H44	Land RO Surgery & 2a/2b Petercroft Lane	5	4	3	0	0	5	5	5	3	0	0	0	5	3	38	27	11	11	15	Within 50m	partly	
579	H45	Land adj. 131 Long Ridge Lane	4	4	3	0	0	5	5	4	3	0	0	3	5	0	37	25	12	12	16	n/a	n/a	
305	H37	Amalgomated sites South of Haxby	0	0	1	0	3	4	4	4	3	5	0	0	5	3	32	16	16	16	16	n/a	n/a	
295	ST1	Amalgomated Sites at British Sugar	2	4	1	0	0	2	2	5	3	0	0	0	3	5	30	16	14	14	18	n/a	n/a	
321	ST2	Amalgomated sites at Millfield lane/A59	0	4	0	4	0	1	0	4	3	0	0	1	5	3	30	13	17	17	21	n/a	n/a	
45	ST3	Grain Stores	4	4	3	0	0	4	4	5	0	5	0	0	1	5	3	38	24	14	14	18	n/a	n/a
35	ST4	Land Adj Hull Road - Grimston Bar	0	0	1	0	5	4	5	4	3	5	4	0	4	3	39	19	20	20	20	n/a	n/a	
293	ST5	York Central	4	4	4	0	0	2	0	5	3	5	4	1	5	5	47	19	28	28	32	Intersects 50m	partly	
181	ST6	Land at Grimston Bar	0	2	0	0	3	2	0	0	3	3	4	0	5	5	27	7	20	20	22	n/a	n/a	
104	ST7	Land south of Stockton Lane, York	2	2	4	0	0	0	0	4	3	0	0	0	5	1	21	12	9	9	11	n/a	n/a	
329	ST8	Amalgomated sites North of Monks Cross	4	0	4	0	0	2	2	5	0	3	4	0	0	3	32	17	15	15	15	n/a	n/a	
568	ST9	Land between Moor Lane and Usher Lane	4	2	1	0	0	2	2	4	2	3	0	0	5	0	25	15	10	10	12	n/a	n/a	
148	ST10	The Moor Lane 'Zero Carbon' Partnership	4	0	4	0	0	2	0	4	3	0	0	0	5	3	25	14	11	11	11	n/a	n/a	
320	ST11	Amalgomated Sites at New Lane Huntington	4	2	4	0	3	4	4	4	3	5	4	0	0	5	47	25	22	22	24	Within 50m	n/a	
208	ST12	Land at Manor Heath Road, Copmenthorpe	4	2	1	0	0	4	4	4	3	0	0	0	0	0	28	19	9	9	11	n/a	n/a	
131	ST13	Land at Moor Lane, Copmanthorpe	3	4	1	0	0	4	4	4	3	0	0	0	5	0	28	20	8	8	12	n/a	n/a	
310	ST14	Amalgomated Sites North of Clifton Moor	0	0	1	0	0	1	0	4	0	3	0	0	5	5	19	6	13	13	13	n/a	n/a	
133	ST15	Heslington Estate Land	0	0	0	0	0	0	0	2	0	0	0	0	5	0	7	2	5	5	5	n/a	n/a	
485	ST17	Nestle South	0	0	4	0	0	4	4	5	3	5	0	0	3	5	38	17	21	21	21	Intersects 50m	partly	
457	ST23	(Remaining) Land West of Metcalfe Lane	4	4	4	4	0	4	4	5	2	5	2	0	5	5	48	29	19	19	23	n/a	partly	
458	ST22	Germany Beck Site East of Fordlands Road	0	0	4	4	3	2	2	4	2	3	4	0	0	1	34	19	15	15	15	n/a	partly	
461	ST24	York College of Further & Higher Education Tadcaster road	0	1	0	0	3	3	4	4	4	3	5	4	0	4	39	16	23	23	24	n/a	n/a	
37	E3	Ford Garage Jockey Lane	0	0	0	0	3	5	5	4	3	5	5	0	0	3	38	17	21	21	21	n/a	n/a	
64	E4	Land at Layerthorpe and James St	3	4	3	0	3	5	5	5	3	5	5	0	3	5	52	28	24	24	28	n/a	n/a	
639	E11	Annamine Nurseries	0	4	1	4	5	4	4	4	3	3	0	0	5	3	43	26	17	17	21	n/a	n/a	
685	E13	End of Great North Way, York Business park	0	1	0	0	0	2	2	4	2	0	0	1	0	3	15	9	6	6	7	n/a	n/a	
686	E14	Sit to south in York Business park	0	4	0	2	0	5	4	4	2	0	0	0	3	27	19	8	8	12	n/a	n/a		
307	E5	Amalgomated sites at James Street	3	4	3	0	3	5	5	5	3	5	5	0	1	50	28	22	22	26	Within 250	n/a		
600	E8	Wheldrake Industrial Estate	2	0	0	0	0	0	0	0	3	0	0	0	5	0	10	2	8	8	8	n/a	n/a	
635	E2	Land north of Monks Cross Drive	0	0	0	0	0	5	5	4	3	5	5	0	5	1	33	14	19	19	19	n/a	n/a	
684	E12	York Business Park	0	4	0	2	0	5	5	4	2	3	0	0	3	36	20	16						

9c: Strategic Housing Sites and Allocations

Call for Sites Ref	Local Plan Ref	SITE NAME	ENVIRONMENTAL CONSIDERATIONS												
			ConservationAreaName	Adjacent Conservation Area	Schedules Ancient Monuments	Areas of Archaeological Importance	Central Historic Core Conservation Area Zone	AQMA	Flood Zone 2	District GI Corridor	LocalGI Corridor	Agricultural land Classification	Tree Protection Orders	PROW onsite	PROW within 400m
472	H1	Former Gas Site 24 Heworth Green	Heworth Green/East Parade	within 50m	n/a	Within 50m	n/a	intersects 50m	Intersects Within Zone 2	n/a	n/a	Other	No	No	Yes
299	H2	Amalgomated sites by Racecourse, Tadcaster Road	Tadcaster Road	n/a	n/a	Intersects AAI	n/a	within 50m	n/a	Intersects Corridor	n/a	Other	No	No	Yes
121	H3	Burnholme School	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Other	No	No	Yes
202	H4	St Joseph's Monastery	n/a	within 250m	Within 250m	Intersects AAI	n/a	intersects 50m	n/a	Intersects Corridor	n/a	Other	No	No	Yes but under investigation
127	H5	Lowfields former school site	n/a	within 250m	n/a	Within 250m	n/a	n/a	n/a	n/a	Entirely within corridor	Other	No	No	Yes
308	H6	Amalgomated sites RO Wilberforce Home/York College	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	Other	Yes	No	Yes but under investigation
172	H7	Bootham Crescent Football Stadium	n/a	within 50m	n/a	Within 250m	n/a	Within 500	n/a	n/a	n/a	Other	No	No	Yes but under investigation
58	H8	Askham Bar Park and Ride Site	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a	Other	No	No	Yes but under investigation
317	H9	Amalgomated Sites North of Moor Lane Woodthorpe	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	Other	No	Yes but under investigation	Yes
656	H10	Barbican Centre	n/a	within 50m	Within 50m	Entirely within AAI	n/a	intersects 50m	n/a	n/a	n/a	Other	No	No	Yes but under investigation
627	H11	Land at frederick House East of Fulford	Fulford Road	n/a	n/a	Within 500m	n/a	intersects 50m	n/a	n/a	Intersects Corridor	Other	Yes	No	Yes but under investigation
192	H12	Land RO Stockton lane off Greenfield Park Drive	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Other	Yes	No	Yes
7	H13	Our Lady's RC Primary School	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a	Other	No	No	Yes
556	H14	Former Citroen Garage 32 Lawrence Street	Central Historic Core	within 50m	Within 50m	Entirely within AAI	Intersects CHCCA	Within 50m	n/a	n/a	n/a	Other	No	No	Yes but under investigation
120	H15	Beckfield Lane former HWS	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Other	No	No	Yes
25	H16	Sessions of York	n/a	within 250m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	Other	No	No	Yes
631	H17	Burnholme WMC, Burnholme Drive	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Other	Yes	No	Yes
80	H18	Land north of Woodland Chase, York	n/a	n/a	Within 50m	n/a	n/a	n/a	n/a	n/a	n/a	Other	No	No	No
654	H19	Land at Mill Mount	Central Historic Core	within 50m	n/a	Intersects AAI	Entirely within CHHCA	Within 50m	n/a	n/a	n/a	Other	No	No	Yes but under investigation
124	H20	Oakhaven EPH	n/a	n/a	Within 250m	n/a	n/a	Within 250m	n/a	n/a	Intersects Corridor	Other	No	No	Yes but under investigation
99	H21	Woolnough House EPH	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Other	No	No	Yes but under investigation
59	H22	Heworth Lighthouse	n/a	within 250m	n/a	Within 50m	n/a	Within 500	n/a	n/a	n/a	Other	No	No	Yes
98	H23	Grove House EPH	n/a	within 50m	Within 250m	Entirely within AAI	n/a	Within 250	n/a	n/a	n/a	Other	No	No	Yes but under investigation
197	H24	Bristows Garage	Fulford Road	n/a	n/a	Within 500m	n/a	Within 50m	n/a	n/a	n/a	Other	No	No	Yes but under investigation
651	H25	Heworth Green North (Forum Site)	n/a	within 250m	Intersects 250m	Within 250m	n/a	Within 250	Intersects Within Zone 2	n/a	n/a	Other	No	Yes but under investigation	Yes
55	H26	Land at Dauby Lane, Elvington, York	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a	GRADE 2	Yes	No	Yes
49	H27	Land at Brecks Lane, Strensall	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	GRADE 3	Yes	No	Yes
11	H28	Land to north of North Lane, Wheldrake	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a	GRADE 2	No	No	Yes
166	H29	Land at Moor Lane	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No	Yes
322	H30	Amalgomated sites South of Strensall	Strensall Railway Buildings	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	Yes	No	Yes
300	H31	Amalgomated sites Eastfield Lane, Dunnington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No	Yes
562	H32	The Tannery, Strensall	Strensall Village	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	GRADE 3	No	Yes	Yes
72	H33	Water Tower Land Dunnington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No	Yes
8	H34	Land North of Church Lane	Skelton	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	No	No	No
52	H35	Land at Intake Lane, Dunnington, York	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No	Yes
580	H36	Land at Blairgowrie House, Main Street	Upper Poppleton	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	Yes	No	Yes
677	H38	Land RO Rufforth Primary School	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No	Yes
95	H39	North of Church lane Elwinton	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a	GRADE 3	No	No	Yes
193	H40	West Fields Copmanthorpe	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	Yes	No	Yes
596	H41	Land adj. 26 & 38 Church lane	Bishopthorpe	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	GRADE 3	No	No	Yes
597	H42	Builders Yard, Church Lane	Bishopthorpe	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	GRADE 3	No	No	Yes
194	H43	Manor Farm Yard	Copmanthorpe	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	No	No	Yes
618	H44	Land RO Surgery & 2a/2b Petercroft Lane	Dunnington Conservation Area	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No	Yes
579	H45	Land adj. 131 Long Ridge Lane	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No	No
305	H37	Amalgomated sites South of Haxby	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	Intersects Corridor	GRADE 3	No	No	Yes
295	ST1	Amalgomated Sites at British Sugar	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a	Other	Yes	No	No
321	ST2	Amalgomated sites at Millfield lane/A59	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a	Other	Yes	No	No
45	ST3	Grain Stores	n/a	n/a	Intersects 250m	n/a	n/a	n/a	n/a	n/a	n/a	Other	No	No	No
35	ST4	Land Adj Hull Road - Grimston Bar	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Grade 2	No	No	Yes
293	ST5	York Central	Central Historic Core	within 50m	Within 50m	Intersects AAI	Intersects CHCCA	intersects 50m	Intersects Within Zone 2	n/a	Intersects Corridor	Other	No	Yes	Yes
181	ST6	Land at Grimston Bar	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	Intersects Corridor	Grade 2	Yes	No	Yes
104	ST7	Land south of Stockton Lane, York	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor	Grade 3a	No	No	No
329	ST8	Amalgomated sites North of Monks Cross	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	Grade 3a	Yes	No	No
568	ST9	Land between Moor Lane and Usher Lane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 3	No	Yes	Yes
148	ST10	The Moor Lane 'Zero Carbon' Partnership	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor	Other	No	Yes	Yes
320	ST11	Amalgomated Sites at New Lane Huntington	n/a	n/a	Within 50m	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a	Other	No	No	Yes but under investigation
208	ST12	Land at Manor Heath Road, Copmenthorpe	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No	No
131	ST13	Land at Moor Lane, Copmanthorpe	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	Yes	Yes
310	ST14	Amalgomated Sites North of Clifton Moor	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	Intersects Corridor	Other	No	Yes	No
133	ST15	Heslington Estate Land	n/a	n/a	Contains SAM	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	Intersects Corridor	GRADE 2	No	Yes	Yes
485	ST17	Nestle South	Nestle Rowntree	within 50m	n/a	Within 500m	n/a	Within 500	n/a	n/a	n/a	Other	No	No	Yes but under investigation
457	ST23	(Remaining) Land West of Metcalfe Lane	Osbaldwick	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	Intersects Corridor	n/a	Other	No	Yes	Yes
458	ST22	Germany Beck Site East of Fordlands Road	Fulford	within 50m	n/a	n/a	n/a	n/a	intersects 50m	Intersects Within Zone 2	Intersects Corridor	Other	No	Yes	Yes
461	ST24	York College of Further & Higher Education Tadcaster road	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	Other	Yes	No	Yes but under investigation
37	E3	Ford Garage Jockey Lane	n/a	n/a	Intersects 250m	n/a	n/a	n/a	n/a	n/a	n/a	Grade 3b	Yes	No	No
64	E4	Land at Layerthorpe and James St	n/a	within 250m	Intersects 250m	Within 250m	n/a	Within 250	Intersects Within Zone 2	n/a	n/a	Other	No	No	Yes but under investigation
639	E11	Annamine Nurseries	n/a	n/a	Intersects 250m	n/a	n/a	n/a	n/a	n/a	n/a	Grade 3b	No	No	No
685	E13	End of Great North Way, York Business park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a	Other	No	No	Yes
686	E14	Sit to south in York Business park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Corridor	n/a	Other	No	No	No
307	E5	Amalgomated sites at James Street	n/a	within 250m	Within 250m	Intersects AAI	n/a	Within 250	Intersects Within Zone 2	n/a	n/a	Other	No	No	Yes but under investigation
600	E8	Wheldrake Industrial Estate	n/a	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No	Yes but under investigation
635	E2	Land north of Monks Cross Drive	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Other	No	No	No
684	E12	York Business Park	n/a	n/a	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	Other	No	No	Yes
602	E9	Elvington Industrial Estate	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Entirely within corridor	n/a	GRADE 3	Yes	No	Yes but under investigation
599	E7	Wheldrake Industrial Estate	n/a	within 250m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No	Yes
456	E1	Hungate	Central Historic Core	within 50m	Within 250m	Entirely within AAI	Intersects CHCCA	intersects 50m	Intersects Within Zone 2	Intersects Corridor	n/a	Other	No	Yes but under investigation	Yes but under investigation
328	E6	Amalgomated sites at Common Lane, Dunnington	Dunnington Conservation Area	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	GRADE 2	Yes	Yes	Yes
328	E10	Amalgomated sites at Common Lane, Dunnington	Dunnington Conservation Area	within 50m	n/a	n/a	n/a	n/a	Intersects Within Zone 2	n/a	n/a	GRADE 2	Yes	Yes	Yes
24	ST19	Land at Prospect Farm Poppleton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	No	No	No
695	ST21	York Designer Outlet Centre	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	GRADE 2	Yes	No	Yes
470	ST16	Terrys Chocolate Factory	Racecourse	within 50m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Other	Yes	No	Yes
724	ST18	Monks Cross North	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Grade 3a	No	No	No
725	ST20	Coppergate 2	Central Historic Core	within 50m	Within 50m	Entirely within AAI	Intersects CHCCA	intersects 50m	Intersects Within Zone 2	n/a	n/a	Other	No	No	Yes but under investigation

9c: Strategic Housing Sites and Allocations

Call for Sites Ref	Local Plan Ref	SITE NAME	REASON TAKEN FORWARD				Local Plan Ref
			Analysed for Residential potential	Analysed for Employment potential	Reason not taken forward	Allocated	
472	H1	Former Gas Site 24 Heworth Green	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H1
299	H2	Amalgomated sites by Racecourse, Tadcaster Road			Considered as part of another site	Yes	H2
121	H3	Burnholme School	Resi Stage 1	Emp Stage 1	Analysed for EMP and Resi	Yes	H3
202	H4	St Joseph's Monastery	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H4
127	H5	Lowfields former school site	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H5
308	H6	Amalgomated sites RO Wilberforce Home/York College	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H6
172	H7	Bootham Crescent Football Stadium	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H7
58	H8	Askham Bar Park and Ride Site	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H8
317	H9	Amalgomated Sites North of Moor Lane Woodthorpe	Resi Stage 1	Emp Stage 1	Failed Criteria 1- to be reviewed	Yes	H9
656	H10	Barbican Centre	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H10
627	H11	Land at Frederick House East of Fulford	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H11
192	H12	Land RO Stockton lane off Greenfield Park Drive	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H12
7	H13	Our Lady's RC Primary School	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H13
556	H14	Former Citroen Garage 32 Lawrence Street	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H14
120	H15	Beckfield Lane former HWS	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H15
25	H16	Sessions of York	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H16
631	H17	Burnholme WMC, Burnholme Drive	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H17
80	H18	Land north of Woodland Chase, York	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H18
654	H19	Land at Mill Mount	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H19
124	H20	Oakhaven EPH	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H20
99	H21	Woolnough House EPH	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H21
59	H22	Heworth Lighthouse	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H22
98	H23	Grove House EPH	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H23
197	H24	Bristows Garage	Resi Stage 1	Emp Stage Stage 1	Analysed for Emp & Resi	Yes	H24
651	H25	Heworth Green North (Forum Site)	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H25
55	H26	Land at Dauby Lane, Elvington, York	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	H26
49	H27	Land at Brecks Lane, Strensall			Failed Criteria 1- to be reviewed	Yes	H27
11	H28	Land to north of North Lane, Wheldrake	Resi Stage 2		Analysed for Resi Stage 2	Yes	H28
166	H29	Land at Moor Lane	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	H29
322	H30	Amalgomated sites South of Strensall	Resi Stage 1	Emp Stage 1	Analysed for Emp and Resi	Yes	H30
300	H31	Amalgomated sites Eastfield Lane, Dunnington	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H31
562	H32	The Tannery, Strensall			Failed Criteria 1- to be reviewed	Yes	H32
72	H33	Water Tower Land Dunnington	Resi Stage 1	Emp Stage 1	Analysed for Emp and Resi	Yes	H33
8	H34	Land North of Church Lane	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H34
52	H35	Land at Intake Lane, Dunnington, York	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	H35
580	H36	Land at Blairgowerie House, Main Street	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H36
677	H38	Land RO Rufforth Primary School	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	H38
95	H39	North of Church lane Elvinton	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	H39
193	H40	West Fields Copmanthorpe	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	H40
596	H41	Land adj. 26 & 38 Church lane	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H41
597	H42	Builders Yard, Church Lane	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	H42
194	H43	Manor Farm Yard	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	H43
618	H44	Land RO Surgery & 2a/2b Petercroft Lane	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H44
579	H45	Land adj. 131 Long Ridge Lane	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	H45
305	H37	Amalgomated sites South of Haxby	Resi Stage 1	Emp Stage 1	Failed Criteria 1- to be reviewed	Yes	H37
295	ST1	Amalgomated Sites at British Sugar	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	ST1
321	ST2	Amalgomated sites at Millfield lane/A59	Resi Stage 1	Emp Stage Stage 1	Analysed for Emp & Resi	Yes	ST2
45	ST3	Grain Stores	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	ST3
35	ST4	Land Adj Hull Road - Grimston Bar	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	ST4
293	ST5	York Central	Resi Stage 2	Emp Stage Stage 1	Analysed for Emp and Resi	Yes	ST5
181	ST6	Land at Grimston Bar	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	ST6
104	ST7	Land south of Stockton Lane, York			Considered as part of another site	Yes	ST7
329	ST8	Amalgomated sites North of Monks Cross	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi - to be reviewed	Yes	ST8
568	ST9	Land between Moor Lane and Usher Lane			Considered as part of another site	Yes	ST9
148	ST10	The Moor Lane 'Zero Carbon' Partnership	Resi Stage 2	No	Analysed for Resi Stage 2	Yes	ST10
320	ST11	Amalgomated Sites at New Lane Huntington			Considered as part of another site	Yes	ST11
208	ST12	Land at Manor Heath Road, Copmenthorpe			Considered as part of another site	Yes	ST12
131	ST13	Land at Moor Lane, Copmanthorpe			Already Committed Both	Yes	ST13
310	ST14	Amalgomated Sites North of Clifton Moor			Already Committed Residential	Yes	ST14
133	ST15	Heslington Estate Land			Already Committed Residential	Yes	ST15
485	ST17	Nestle South			Already Committed Residential	Yes	ST17
457	ST23	(Remaining) Land West of Metcalfe Lane			Considered as part of another site	Yes	ST23
458	ST22	Germany Beck Site East of Fordlands Road	Resi Stage 1	Emp Stage 1	Considered as part of another site	Yes	ST22
461	ST24	York College of Further & Higher Education Tadcaster road	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	ST24
37	E3	Ford Garage Jockey Lane	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	E3
64	E4	Land at Layerthorpe and James St	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	E4
639	E11	Annamine Nurseries	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	E11
685	E13	End of Great North Way, York Business park	No	Emp Stage 2	Analysed for Emp -Stage 2	Yes	E13
686	E14	Sit to south in York Business park	Resi Stage 2	Emp Stage 2	Analysed for Resi & Emp Stage 2	Yes	E14
307	E5	Amalgomated sites at James Street	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	E5
600	E8	Wheldrake Industrial Estate		Emp Stage 2	Analysed for Emp -Stage 2	Yes	E8
635	E2	Land north of Monks Cross Drive	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	E2
684	E12	York Business Park	Resi Stage 1	Emp Stage 1	Analysed for Emp & Resi	Yes	E12
602	E9	Elvington Industrial Estate		Emp Stage 2	Analysed for Emp -Stage 2	Yes	E9
599	E7	Wheldrake Industrial Estate		Emp Stage 2	Analysed for Emp -Stage 2	Yes	E7
456	E1	Hungate			Already Committed Residential	Yes	E1
328	E6	Amalgomated sites at Common Lane, Dunnington			Considered as part of another site	Yes	E6
328	E10	Amalgomated sites at Common Lane, Dunnington			Considered as part of another site	Yes	E10
24	ST19	Land at Prospect Farm Poppleton			Considered as part of another site	Yes	ST19
695	ST21	York Designer Outlet Centre			Considered as part of another site	Yes	ST21
470	ST16	Terrys Chocolate Factory			Already Committed Both	Yes	ST16
724	ST18	Monks Cross North	Considered as part of Larger Site	Emp Stage 1 & 2	Considered a part of a larger site	Yes	ST18
725	ST20	Coppergate 2	Resi Stage 1	Emp Stage 1	considered as part of a larger site	Yes	ST20

9d: Strategic Housing Sites and Allocations by SA Scorin

Call for Sites Ref	Local Plan Ref	SITE NAME	Statutory Nature Conservation Sites	Regional Green Infrastructure Corridor	Ancient woodland	SINC site	Area of Local Nature Conservation Interest	Existing OpenSpace	Tree Protection Orders	Objective 8 score	Agricultural land Classification	SOA9	SOA9	SOA9	SOA12	SOA12	SOA13	SOA13	SOA13	SOA13	SOA14	SOA14	SOA14	SOA14	SOA14	SOA15	SOA15	SOA15	SOA15
295	ST1	Amalgomated Sites at British Sugar	no	no	no	intersects	no	Part	Yes	+/-	Other	Brownfield	++	n/a	O	no	n/a	n/a	Intersects Within Zone 2	+	n/a	n/a	n/a	n/a	+	no	n/a	n/a	+
321	ST2	Amalgomated sites at Millfield lane/A59	no	no	no	no	no	Part	Yes	+/-	Other	Greenfield	-	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	no	n/a	n/a	+
45	ST3	Grain Stores	no	no	no	no	no	No	No	+	Other	Brownfield	++	n/a	O	no	n/a	n/a	Greenfield	++	n/a	Intersects 250m	n/a	n/a	+	no	n/a	n/a	+
35	ST4	Land Adj Hull Road - Grimston Bar	no	no	no	no	no	No	No	+	Grade 2	Greenfield	--	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	no	n/a	n/a	+/-
181	ST6	Land west of Grimston Bar	no	no	no	no	Adjacent	No	Yes	+/-	Grade 2	Greenfield	--	n/a	O	no	n/a	n/a	Intersects Within Zone 2	+	n/a	n/a	n/a	n/a	+	partly	n/a	n/a	+
329	ST8	Amalgomated sites North of Monks Cross	no	no	no	contains entire	contains entire	No	Yes	-	Grade 3a	Greenfield	--	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	no	n/a	n/a	+
690	ST9	Amalgomated North of Haxby	No	No	No	No	No	No	No	+	GRADE 3	Greenfield	--	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	no	n/a	n/a	+/-
148	ST10	The Moor Lane "Zero Carbon" Partnership	partly	no	no	no	Adjacent	No	No	+/-	Other	Mixed GF/BF G	+/-	n/a	O	no	n/a	Intersects zone	Intersects Within Zone 2	+	n/a	n/a	n/a	n/a	+	partly	n/a	n/a	+
723	ST12	B: Amalgomated Land at Manor Heath Road, Copmanthorpe	no	no	no	no	no	No	No	+	Grade 2	Greenfield	--	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	no	n/a	n/a	+
131	ST13	Land at Moor Lane, Copmanthorpe	no	no	no	no	no	No	No	+	GRADE 2	Greenfield	--	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	no	n/a	n/a	within 250m
698	ST14	Clifton Gate	No	No	No	No	Contains Entire	No	No	-	Other	Mixed GF/BF	+/-	n/a	O	Partly	Intersects zone	Intersects Within Zone 2	-	Intersects 50m	n/a	n/a	n/a	n/a	+	partly	n/a	n/a	+/-
727	ST15	Heslington Estate Land	Partly	No	No	Adjacent	No	No	No	+/-	Grade 2	Greenfield	--	n/a	O	no	n/a	Intersects zone	Intersects Within Zone 2	+	n/a	Contains SAM	n/a	n/a	+	partly	n/a	n/a	+/-
485	ST17	Nestle South	no	no	no	no	no	No	No	+	Other	Brownfield	++	Within 500	I	no	n/a	n/a	Greenfield	++	Intersects 50m	n/a	Within 500m	n/a	+	partly	partly	within 50m	+/-
457	ST23	Metcalf Lane Remaining	no	no	no	no	intersects	No	No	+/-	Other	Greenfield	-	n/a	O	Partly	Intersects zone	Intersects Within Zone 2	-	n/a	n/a	n/a	n/a	+	no	partly	within 50m	+/-	
458	ST22	Germany Beck	no	partly	no	intersects	no	No	No	+/-	Other	Greenfield	-	Intersects 50m	-	Partly	Intersects zone	Intersects Within Zone 2	-	n/a	n/a	n/a	n/a	+	partly	partly	within 50m	+/-	
461	ST24	York College	no	no	no	no	no	No	Yes	+	Other	Brownfield	++	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	partly	n/a	n/a	+/-
699	ST7	Amalgomated sites to east of Metcalf Lane	No	No	No	Contains Entire	No	No	No	-	Grade 3a	Mixed GF/BF G	+/-	n/a	O	Partly	Intersects zone	Intersects Within Zone 2	-	n/a	n/a	n/a	n/a	+	Partly	Partly	within 50m	+/-	
692	ST11	New Lane	no	no	no	Contains Entire	Contains Entire	No	No	-	Other	Mixed GF/BF	+/-	n/a	O	no	n/a	Intersects Within Zone 2	+	Intersects 50m	within 50m	n/a	n/a	+	Partly	n/a	n/a	+	
293	ST5	York Central Plot 1	no	partly	no	no	contains entire	Part	No	-	Other	Greenfield	-	Intersects 50m	-	no	n/a	Intersects zone	Intersects Within Zone 2	+	Intersects 50m	within 50m	Intersects AAI	-/I	no	partly	within 50m	+/-	
689	ST19	Amalgomated Land around Northminster Business park	no	no	no	no	no	No	No	+	GRADE 2	Greenfield	--	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	no	n/a	n/a	+/-
470	ST16	Terry's	no	no	no	no	no	No	Yes	I	Other	Brownfield	++	n/a	O	no	n/a	n/a	Greenfield	++	Intersects 50m	n/a	n/a	n/a	+	partly	partly	within 50m	+/-
724	ST18	Monks Cross North	No	no	no	Adjacent	No	No	No	+/-	Grade 3a	Mixed GF/BF	+/-	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	no	n/a	n/a	+
695	ST21	Naburn Designer Outlet	No	No	No	No	No	Yes	+	+	GRADE 2	Brownfield	+/-	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	no	n/a	n/a	+
725	ST20	Castle Piccadilly	No	Partly	No	intersects	intersects	No	No	+/-	Partly	Other	Brownfield	++	Intersects 50m	-	Partly	Intersects zone	Intersects Within Zone 2	-	Intersects 50m	within 50m	Entirely within	-/I	no	Yes	within 50m	+/-	
472	H1	Former Gas Site 24 Heworth Green	no	partly	no	no	no	No	No	+/-	Other	Brownfield	++	Intersects 50m	-	no	n/a	Intersects zone	Intersects Within Zone 2	+	Intersects 50m	n/a	Within 50m	n/a	+	no	partly	within 50m	+/-
696	H2	Amalgomated sites off Tadcaster Road	No	No	No	Contains Entire	Adjacent	Part	Yes	-	Other	Mixed GF/BF	+/-	n/a	O	no	n/a	n/a	Greenfield	++	Intersects 50m	n/a	Intersects AAI	I	+	Adjacent	Partly	within 50m	+/-
121	H3	Burnholme School	no	no	no	no	intersects	Part	No	+	Other	Mixed GF/BF G	+/-	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	no	n/a	n/a	+
202	H4	St Joseph's Monastery	no	no	no	no	no	No	No	+	Other	Brownfield	++	Intersects 50m	-	no	n/a	n/a	Greenfield	++	Within 50m	Within 250m	Intersects AAI	-/I	no	no	n/a	within 250m	+/-
127	H5	Lowfields former school site	no	no	no	no	no	No	No	+	Other	Mixed GF/BF G	+/-	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	Within 250m	I	+	no	n/a	n/a	within 250m
308	H6	Amalgomated sites RO Wilberforce Home/York College	no	no	no	no	no	No	Yes	+	Other	Greenfield	--	n/a	O	no	n/a	n/a	Intersects Within Zone 2	+	n/a	n/a	n/a	n/a	+	partly	n/a	n/a	+
172	H7	Bootham Crescent Football Stadium	no	no	no	no	no	Part	No	+/-	Other	Brownfield	++	Within 500	I	no	n/a	n/a	Greenfield	++	Within 50m	n/a	Within 250m	I	+	no	n/a	within 50m	+/-
58	H8	Askham Bar Park and Ride Site	no	no	no	intersects	no	No	No	+/-	Other	Brownfield	++	n/a	O	no	n/a	n/a	Greenfield	++	Within 250	n/a	n/a	n/a	+	no	n/a	n/a	+/-
317	H9	Land North of Haxby	no	no	no	no	no	No	No	+	Other	Mixed GF/BF G	+/-	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	partly	n/a	n/a	+
656	H10	Barbican Centre	no	no	no	no	no	No	No	+	Other	Brownfield	++	Intersects 50m	-	no	n/a	n/a	Greenfield	++	Within 50m	Within 50m	Entirely within	-/I	no	n/a	n/a	within 50m	+/-
627	H11	Land at frederick House East of Fulford	no	no	no	no	no	No	Yes	+	Other	Brownfield	++	Intersects 50m	-	no	n/a	n/a	Greenfield	++	Within 50m	n/a	Within 500m	I	+	no	partly	within 50m	+/-
192	H12	Land RO Stockton lane off Greenfield Park Drive	no	no	no	no	no	No	Yes	+	Other	Greenfield	-	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	no	n/a	n/a	+/-
7	H13	Our Lady's RC Primary School	no	no	no	Adjacent	no	Part	No	+/-	Other	Brownfield	++	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	Adjacent	n/a	n/a	+
556	H14	Former Citroen Garage 32 Lawrence Street	no	no	no	no	no	No	No	+	Other	Brownfield	++	Within 50m	-	no	n/a	n/a	Greenfield	++	Within 50m	Within 50m	Entirely within	-/I	no	partly	within 50m	+/-	
120	H15	Beckfield Lane former HWS	no	no	no	no	no	No	No	+	Other	Brownfield	++	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	no	n/a	n/a	+
25	H16	Sessions of York	no	partly	no	no	no	No	No	+/-	Other	Brownfield	++	n/a	O	partly	Intersects zone	Intersects Within Zone 2	-	Within 50m	n/a	n/a	n/a	n/a	+	no	n/a	n/a	within 250m
631	H17	Burnholme WMC, Burnholme Drive	no	no	no	no	no	No	Yes	+	Other	Brownfield	++	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	no	n/a	n/a	within 250m
80	H18	Woodland Chase	no	no	no	no	no	No	No	+	Other	Brownfield	++	n/a	O	no	n/a	n/a	Greenfield	++	n/a	Within 50m	n/a	n/a	+	partly	n/a	n/a	+
654	H19	Land at Mill Mount	no	no	no	no	no	No	No	+	Other	Brownfield	++	Within 50m	-	no	n/a	n/a	Greenfield	++	Within 50m	n/a	Intersects AAI	I	+	no	Yes	within 50m	+/-
124	H20	Oakhaven EPH	no	no	no	no	no	No	No	+	Other	Brownfield	++	n/a	O	no	n/a	n/a	Greenfield	++	n/a	Within 250m	Within 250m	I	+	no	n/a	n/a	+
99	H21	Woolnough House EPH	no	no	no	no	no	No	No	+	Other	Brownfield	++	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	no	n/a	n/a	+
59	H22	Heworth Lighthouse	no	no	no	no	no	No	No	+	Other	Brownfield	++	Within 500	I	no	n/a	n/a	Greenfield	++	Within 50m	n/a	Within 50m	I	+	no	n/a	n/a	within 250m
98	H23	Grove House EPH	no	no	no	no	no	No	No	+	Other	Brownfield	++	Within 250	I	no	n/a	n/a	Greenfield	++	Within 50m	Within 250m	Entirely within	-/I	no	n/a	n/a	within 50m	+/-
197	H24	Bristows Garage	no	no	no	no	no	No	No	+	Other	Brownfield	++	Within 50m	-	no	n/a	n/a	Greenfield	++	Within 50m	Within 500m	I	+	no	Yes	within 50m	+/-	
651	H25	Heworth Green North (Forum Site)	no	partly	no	no	Adjacent	No	No	+/-	Other	Brownfield	++	Within 250	I	Partly	Within zone 3a	Intersects Within Zone 2	-	Within 250	Intersects 250m	Within 250m	Within 250m	-/I	no	n/a	n/a	within 250m	+/-
55	H26	Land at Dauby Lane, Elvington, York	no	no	no	contains entire	no	Yes	-	GRADE 2	Greenfield	--	n/a	O	no	n/a	n/a	Greenfield	++	n/a	n/a	n/a	n/a	+	no	n/a	n/a	+	
49	H27	Land at Brecks Lane, Strensall	no	partly	no	no	no	Entire	Yes	-	GRADE 3	Greenfield	--	n/a	O	no	n/a	n/a	Intersects Within Zone 2	+	n/a	n/a	n/a	n/a	+	no	n/a	n/a	+
11	H28	Land to north of North Lane, Wheldrake	no	no	no	no	no	No	No	+	GRADE 2	Greenfield	--	n/a	O	no	n/a	n/a	Greenfield	++	Within 250	n/a							